



Type:	House
Location:	St. Marys
Price:	£375,000
Bedrooms:	4

AN IMMACULATLY PRESENTED, TERRACED HOUSE LOCATED IN THE HEART OF HUGH TOWN, WITHIN A SHORT, LEVEL WALK OF THE TOWN CENTRE AMENITIES & EVER-POPULAR HARBOUR AREA.

'SAINT HELLENA' IS CURRENTLY OPERATED AS A PROFITABLE, BED & BREAKFAST ESTABLISHMENT, ALTHOUGH IT WOULD ALSO BE IDEALLY SUITED FOR USE AS A MAIN RESIDENCE. THE ACCOMMODATION COMPRISES:

RECEPTION HALL, LOUNGE / DINING ROOM, KITCHEN, FOUR DOUBLE BEDROOMS (ONE WITH EN-SUITE), TWO SHOWER ROOMS, UTILITY & W/C. IN ADDITION, THE PROPERTY BENEFITS FROM A SUNNY REAR COURTYARD & O/S STORAGE SPACE.

**RECENT PRICE REDUCTION SHOWS SERIOUS INTENTION TO SELL**

For enquiries or to arrange a viewing:

**Call: 01720 422431**

Email: [enquiries@sibleysonscilly.com](mailto:enquiries@sibleysonscilly.com)

## DESCRIPTION AND LOCATION

Named after one of the un-inhabited islands on the Northern fringe of Scilly, 'Saint Hellena' is a terraced house, arranged over three floors, located in a quiet position, in the heart of Hugh Town. The property is sufficiently removed from the main centre to avoid the hustle & bustle, but closer enough to allow easy & level access to the shops, harbour area and local beaches.

The property is currently operated as a successful Bed & Breakfast establishment ([www.sthellenascilly.co.uk](http://www.sthellenascilly.co.uk)), accommodating four guests and enjoying a steady seasonal trade with many repeat visitors (accounts can be made available to prospective purchasers following a viewing of the property). The house would equally suit full time occupation and make a pleasant family home.

The property is extremely well-presented inside and out & offers the prospective purchaser a 'turn key' situation. All windows (with the exception of the lounge sash) are constructed in low maintenance, double glazed uPVC.

In addition to the ample accommodation, the property enjoys a sunny rear garden & patio.

The asking price includes all floor coverings & curtaining. The Vendors are happy to discuss the supply of additional existing white goods & furnishings if required.

Early viewing highly recommended.

## ACCOMMODATION

*Dimensions are approximate. The condition and operation of appliances or services referred to have not been tested by Sibleys Island Homes and should be checked by prospective purchasers.*

'Saint Hellena' fronts Garrison Lane, a small vehicular road that connects Hugh Street with the fortifications at the Garrison.

The house is accessed directly from Garrison Lane via a small front garden and multi-paned front door, which leads in turn to: -

### RECEPTION HALL

Having coat hanging space, fitted mat, Consumer Unit & Electrical Meters.

### LOUNGE / DINING ROOM 8.93m x 3.58m (29'4" x 11'9")

A light & airy through room that enjoys high levels of natural light and a character feel. The room is arranged in two sections, having the lounge at the front of the property and the Dining end at the rear, which connects with the patio & garden, via a glazed door. The space benefits from an open fire with substantial hardwood lintel, inset book shelving, part-paneled T&G walls and laminate flooring throughout. In addition there is a Sky TV connection, BT connection and spot light track.

A multi paned glazed door provides direct access from the Lounge/Diner into: -

### KITCHEN 3.24m x 2.48m (10'8" x 8'2")

A galley style kitchen with a range of wall & base units in a white finish with mock granite roll-top worktop over. Stainless steel sink, tiled splash-back and ceramic tiled flooring. Integrated appliances include Bosch extractor, Bosch induction hob, Bosch dishwasher and Hotpoint double fan oven. There is space for an under-worktop fridge and under-worktop freezer.

A multi paned door connects the kitchen to: -

### UTILITY ROOM 1.68m x 1.04m (5'5" x 3'5")

Having a parquet floor covering, and plumbing for washing machine and tumble dryer. .

A small cloakroom adjoins the utility space comprising close coupled w/c and vanity style basin.

Door to outside.

From the Reception Hall, a flight of carpeted stairs lead to the First floor hallway. This benefits from a large window and open banister detailing and connects in turn with the guest bedrooms and shower room.

**BEDROOM ONE** 3.54m x 2.74m (11'8" x 9'0")

A comfortable double bedroom located at the front of the property, having fitted wardrobe, wall-mounted convector heater, T&G boarded detailing, 'Freeview' TV connection and inset display shelving.

Door connects directly with the bedroom and leads to: -

**EN- SUITE** 1.40m x 2.33m (4'7" x 7'7")

Having a glazed shower enclosure with Mira thermostatic valve, 'Respertex' wall covering, pedestal sink with mirror & shaver point over, close coupled w/c and paneled T&G detailed cladding. Vinolay flooring.

**BEDROOM TWO** 3.48m x 2.70m (11'5" x 8'10")

A double bedroom located to the rear of the property and having Dado detail, built-in wardrobe, airing cupboard (with factory lagged HW cylinder and dual immersion), TV connection. Carpeted.

**SHOWER ROOM** 1.68m x 1.81m (5'6" x 5'11")

Located adjacent to Bedroom 2 and recently redecorated, with Shower cubicle with Mira Thermostatic valve, pedestal wash hand basin, close coupled w/c, feature T&G paneled detailing, tiled shower enclosure, shaver point and vinolay flooring.

A flight of stairs leads from the first floor landing to: -

**BEDROOM THREE** 3.55m x 2.59m (11'7" x 8'6")

Situated within the roof space, the room enjoys occasional views towards Tresco and has vanity unit, T&G painted panel detailing and TV connection. Currently arranged as a bunk room.

**BEDROOM FOUR** 3.75m x 3.70m (12'4" x 12'3")

A comfortable and good sized double located to the rear of the property and enjoying occasional views towards Peninnis Head to the south. The room has a range of built in wardrobes, dormer window, spotlight track and TV connection.

**2/F SHOWER ROOM** 1.31m x 1.82m 4'4" x 6'0"

Having white vanity unit, close coupled w/c, shaver point, shower enclosure with Gainsborough 9.5 electric shower, Respertex wall covering, Vinolay flooring and eaves storage.

**OUTSIDE**

**FRONT GARDEN**, laid predominantly to shrubs which include Fuschia, Palms and Hydrangea.

**REAR GARDEN**, laid predominantly to block paver and providing a pleasant patio with sunny southerly aspect. Rear access.

**GARDEN SHED** 2.13m x 1.52m (7'0" x 5'0")

In addition there is a small workshop adjacent to the Utility Room as well as a small O/S storage area by the rear gateway.

**SERVICES**

We understand that mains electricity, sewerage and water are connected to the property as well as BT telephone

connection. Domestic hot water is provided by electric immersion in a factory lagged hot water cylinder. Space heating is supplied via individual electric convector heater or by the open fire (C/W back boiler and F/F radiator).

**LOCAL AUTHORITY**

Council of The Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 01720 422537.

The property is currently assessed to Council Tax Band E, producing an annual charge for 2012/2013 of £1,454.29.

**TENURE**

The property is held freehold. We understand the property is currently subject to a Planning Restriction, limiting the use of the property to full time residential occupation only.

**VIEWING**

Strictly by arrangement with the Sole Agents, SIBLEYS ISLAND HOMES, Porthcressa, St Mary's, Isles of Scilly, TR21 0JX. Tel: 01720 422431. Fax: 01720 423334.

**NOTE**

*Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys.*

*Sibleys Island Homes for themselves and for the vendors or lessees of this property whose agents they are give notice that:*

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