



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Church Street, Hugh Town, St Mary's | Guide Price £350,000  
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### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

You may have heard the term "island lifestyle". It refers to a way of living that is associated with being located on an island, characterised by a relaxed, laid-back pace, a close connection to nature, and a strong sense of community. For many people, this phrase will conjure up images of places like Hawaii or Tahiti, however you can experience this idyllic lifestyle much closer to home, just 28 miles off the coast of Cornwall in fact, on the Isles of Scilly. This listing is located on St Mary's, the most populated island on the archipelago. It is a light and spacious two-bedroom apartment, which forms part of a handsome, Victorian terrace which was once the grand 'Springfield Hotel'. From the rear of the property, you can catch glimpses of the picturesque harbour, and watch the Scillonian Ferry as it comes and goes. We highly recommend booking an appointment to view at your earliest convenience.

#### Location

Discover the Isles of Scilly, a hidden gem off the coast of Cornwall! As beautiful as anywhere you will find in the Caribbean or Mediterranean, these stunning islands offer crystal-clear waters, white sandy beaches, and lush landscapes. Just a short flight or ferry ride from Penzance, the Isles of Scilly are the perfect paradise right on our doorstep.

St. Mary's is the largest and most populated island in the Isles of Scilly. It serves as the central hub of the islands, boasting the main harbour, and is also the administrative and commercial heart. St. Mary's is known for its stunning landscapes, with sandy beaches, rugged cliffs, and picturesque coastal paths. Visitors can explore historical sites like Star Castle and the ancient burial chambers at Bant's Carn. The island's mild climate and diverse flora and fauna make it a unique and appealing destination for nature lovers and history enthusiasts alike. In terms of amenities, you will find a number of charming local shops, public houses, and restaurants.

#### The Property

As you approach the property along Church Street, its kerb appeal is undeniable. The front

stone elevation, adorned with finely crafted cut granite lintels and quoins, and traditional-style box sash windows, exudes character and charm. The entrance to this middle-floor apartment is from the rear.

The property boasts the wonderful features typical of Victorian homes: generous room sizes, high ceilings, and distinctive windows. You enter into a welcoming entrance hall, historically used as a small dining area due to its proximity to the kitchen. The kitchen, located at the rear of the flat, offers views towards the harbour. Our favourite room is the sitting room, which features a large window providing a very pleasant view up and down Church Street. Both bedrooms are of a good size, and there is also a bathroom. The very spacious hallway also has an area which could perhaps be used as a home office. The accommodation would benefit from updating throughout but is brimming with untapped potential and ripe for transformation. In the world of real estate, terms such as "prime location" and "great potential" are often overused, yet for this particular property, they are truly fitting. What an opportunity!

#### Room Measurements


Entrance Hallway / Dining Area 10'6" x 5'9"  
Inner Central Hallway 9'0" x 8'0"  
Lounge 14'0" x 11'6"  
Kitchen 9'0" x 7'6"  
Bedroom 1 12'0" x 8'6"  
Bedroom 2 10'0" x 9'10"  
Bathroom 7'8" x 6'0" maximum


#### Useful Information

We have been informed:

- Leasehold for an initial term of 999 years from 1st January 1972. The purchaser will, when purchasing the leasehold flat, also acquire a share in the Freehold owning company.
- The present annual maintenance charge is under consideration at the AGM of the Residents Company
- EPC has been commissioned and completed by the assessor. The results will be available shortly.
- Services: Mains electricity, water, and drainage,
- Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Apollo House Eboracum Way, York, YO32 7RE | 01736 800919  
| westcornwall@hunters.com

