

HUNTERS®



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Church Street, Hugh Town, St Mary's | Guide Price £270,000
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The Isles of Scilly - Paradise On Our Doorstep



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 away 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 one-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 top floor apartment is from the rear.

Our favourite room in this charming property is the open-plan reception area, a delightful space perfect for cooking, dining, and entertaining. This room boasts two windows that provide lovely views up and down pretty Church Street, flooding the space with natural light and a sense of tranquillity.

The spacious bedroom is another highlight, offering a

wonderful view towards St Mary's Harbour. Imagine waking up to the sight of the Scillonian ferry as it comes and goes—a captivating scene that we must admit had us transfixed from the moment we first visited. Finally, we come to the good size bathroom.

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

Lounge/ Diner 21'52 x 10'6" (maximum measurements. This is a room within the roof space and thus has sloping ceilings which limit head height in areas)

Bedroom 12'0" x 12'2" maximum

Bathroom

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. Every owner is an equal share director in the freehold owning company.
- The present annual maintenance charge is £1650 per flat.
- EPC Rating '44 E'
- Services: Mains electricity, water, and drainage,
- Council Tax Band D with a charge of £1857.35 for 2024/ 2025

According to Ofcom Mobile checker, indoors at this address 02 likely has voice signal, whilst outdoors EE, 02, and Vodafone likely have voice and data signal.

According to Ofcom broadband checker, in this area broadband may be available with download speeds upto 80 Mbps and upload speeds up to 20 Mbps.

Construction: Apartment located on the top floor under the pitched roof. General apartment building itself appears to be mainly granite, rear extensions are noted also.

No designated off street parking

These sales particulars are provided as a general guide and are based on information supplied by the seller and our observations. While we make every effort to ensure accuracy, we have not carried out structural surveys, tested services, appliances, or fittings, and cannot guarantee their functionality or condition. Buyers are advised to conduct their own due diligence, including independent verification of all measurements, descriptions, and property details. Any prospective purchaser should instruct their solicitor or conveyancer to confirm the accuracy of all information and to carry out necessary legal checks before proceeding with a purchase. We accept no liability for any errors within these particulars. All information is provided in good faith, but it does not constitute an offer, contract, or warranty of any kind.



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.

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