



St. Mary's Isles Of Scilly TR21 0NW

Offers In The Region Of
£999,500

- SPACIOUS AND VERY VERSATILE FREEHOLD PROPERTY
- 6 BEDROOMS IN TOTAL
- SEPARATE ANNEXE
- LARGE GARDENS SET IN 0.37 ACRES
- DRIVEWAY PARKING
- NO ONWARD CHAIN



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - G

Floor Area - 1851.39 sq ft



ENTRANCE HALL

There is a gradual slope/wheelchair access up to the front door and entrance hall where there is space for a chest freezer or washing m/c and drier, there is also a cupboard for shoes and outdoor coats etc. To the left there is access to the annex from this entrance hall.

SHOWER ROOM

3'3" x 5'2" (1.0 x 1.59)

Fully tiled shower room with electric shower and WC.

KITCHEN

17'4" x 11'11" (5.30 x 3.65)

A fully fitted Dark Oak kitchen with partially tiled walls round the single drainer sink etc. Gas range cooker (converted for Propane) non functioning oil fired boiler, space for washing m/c or dishwasher, leaded lights display cupboards and a varnished pine t&g ceiling. The double glazed windows overlook the patio on the South side of the building.

LOUNGE

5.93m x 3.67m

A large room with feature stone fireplace at the far end with wood burner. TV point and double glazed window to the West. Plug in german style heaters and a Crittall style window overlooks the Bar/Leisure room.

BAR/LEISURE ROOM

5.73m x 3.13m

A varnished wood Bar with leatherette surface graces the West end of this large room and a door at the East end leads to the patio on the South side of the building.

Returning to the kitchen there is a door to the right leading to a corridor off which is...

BATHROOM

5'7" x 5'9" (1.71 x 1.77)

Fully tiled bathroom with bath and over bath shower, varnished pine t&g ceiling and other pine wood fittings

SEPARATE W.C

5'7" x 3'0" (1.72 x 0.92)

Fully tiled with a close coupled WC and a varnished pine t&g ceiling

BEDROOM 1

3.82m x 4.37m

Large room with dual aspect double glazed windows to the North and East, German style plug in heating and a single wardrobe.

ENTRANCE PORCH

With window overlooking and door to the front garden and car parking area.

BEDROOM 2

3.03m x 3.67m

Good sized bedroom with double glazed window to the North overlooking the front garden and German style plug in heating.

FIRST FLOOR

BEDROOM 3

5.20m x 4.25m

A large room with double glazed window to the West, wash basin and storage in the eaves. The pittosporum hedge outside this rooms window is overgrown but if suitably topped would give views to the West of the islands.

BEDROOM 4

2.82m x 4.20m

A double glazed window to the South looks down the land to that side of the property and over the front patio. There is a wash basin and under eaves storage.

BEDROOM 5

12'9" x 13'6" (3.90 x 4.14)

This room has a lot of under eave storage, a wash hand basin with tiled surround and a double glazed window facing East with views toward the mainland.

ANNEXE



BEDROOM

5.00m x 2.90m

A large, light and airy room with double glazed window to the North, fixed cupboards and wardrobe. There is an access door to the main house that can be locked to create a fully self contained unit. If unlocked it shares access to the front parking area with the main house.

SHOWER ROOM

1.93m x 2.40m

A good sized fully tiled room with varnished pine t&g ceiling encompassing a quadrant bath/shower with Mira electric shower over, hand basin and close coupled WC.

LOUNGE, KITCHEN, DINER

4.30m x 7.13m

This room has a large double glazed bay window to the South looking down the extent of the land and has a fully fitted kitchen in Dark Oak with plenty of storage and a breakfast bar.

ENTRANCE HALL/PORCH

This is the access to and from the front patio through a UPVC half double glazed door. There is also a storage/utility cupboard off (1.40m x 0.78m).



OUTSIDE

The property is approached via a private gated drive providing parking for a number of vehicles. The gardens stretch to approximately 0.37 acres with lawns to the front and rear.

Directions To Property

Contact Us

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Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D			
(39-54) E		33	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

