

**Trevean
Higher Town
St. Martin's
Isles of Scilly
TR25 0QL**



IF YOU ARE LOOKING FOR A RELAXED WAY OF LIFE IN A VERY CHARACTERFUL COTTAGE WITH VIEWS TO DIE FOR AND A GARDEN TO RIVAL TRESKO AND LASTLY (PERHAPS MOST IMPORTANTLY) A LARGE WORKSHOP, GLASSHOUSE AND MAN SHED THEN YOU HAVE FOUND IT AT TREVEAN COTTAGE, ST. MARTIN'S.

We think there were two cottages originally built in excess of 250 years ago. The present owner bought Trevean in 1991 and spent ten years in restoring and modernising the interior. The extensive works included new floors, new internal linings to the walls including built in insulation. Installation of UPVC windows and doors and a very comprehensive new electrical installation.

The Vendor is a keen gardener and gardens, which slope away from the cottage in a south easterly direction, are a cornucopia of sub tropical plants and flowers almost throughout the year.

From the first floor windows there are views across the garden looking over Higher Town Bay and quay and in the distance the Eastern Isles and the island of St. Mary's.



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Though one of the larger off islands, St. Martin's has a resident population of less than 120 people. It is, therefore, a quiet island with plenty of open space outside the three settlements and landing quays at Higher Town, Middle Town and Lower Town. St. Martin's is often regarded as having the finest beaches of all the Islands and other amenities include Karma Resort, a five star hotel, The Sevenstones public house, a newly built community centre incorporating a fitness room, badminton court and meetings rooms, sub post office, general store, craft, bakery and greengrocers. There is also a primary school and Church of England and Methodist churches.

There are two accesses to Trevean. One is approached via the driveway between the house and the garage / glasshouse whilst the other separate access is approached alongside the eastern gable end and through the front garden. This latter approach is at present used by guests to the property whilst the former is used by the owner.

From the driveway a front door leads into:

Hallway Having a ceramic tiled floor.

To the left hand side is a

Kitchen 14'6" X 10'6" With sea views across the garden. Having a ceramic tiled floor and open beamed ceiling. Comprehensively fitted with oak panelled units including a peninsular unit, all with melamine working surfaces and all fitted with a combination of cupboards and drawer units including, within the peninsular unit, a high level glass fronted double display cabinet. In addition there is a full range of matching wall cabinets. Fittings include a double drainer stainless steel sink unit and a stainless steel built in cooker hood. Eighteen power points. Telephone point. Two ceiling spot lights. Pendant light fitting. (NB the Bosch washing machine, Zanussi double oven and four ring ceramic hob, Tricity Bendix dishwasher and Daewoo refrigerator can be purchased as an extra if desired.)



Opposite the kitchen door is a sliding door into

Cloak Room Fitted with a low level w.c and vanity wash hand basin set into a storage cabinet.

An internal door within the hallway then passes through into the continuance of the hall.

Triple floor to ceiling storage cupboard including coat hanging space with power point.

Bathroom 7'0" X 5'5" Fitted with a corner bath with built in shower unit. Pedestal wash hand basin with wall mirror and shaver socket / fluorescent light over. Bidet. Swivel towel rail. Dimplex electric wall heater. Half tiled walls.

NB an extension of the bathroom through which the bathroom is approached measures 5'5" X 3'10" and to one side there are storage cupboards and to the other a large airing cupboard housing the factory insulated hot water cylinder.

From the inner hallway three steps lead down into

A further extension of the hall having five built in cupboards (two housing power points).

Three further steps lead down into

Lounge 21'9" X 11'0" With sea views across the garden. A feature of this room is the large granite fireplace with raised slate hearth and multi fuel stove. Open beamed ceiling. Four wall light points controlled by dimmer switches. Eleven power points. Telephone point. Door to garden.



From the inner hallway a multi glazed door leads into

The area of the house currently used as holiday accommodation

Kitchen Fitted with a double floor cabinet and matching sink unit and double wall cabinet. Single drainer stainless steel sink unit. Fluorescent light. Ten power points. Fitted shelving.

From the kitchen a door leads into a

Small Hallway with built in cupboards under the stairs. A second door via a step down leads into

Lounge 14'0" X 11'6" Again a feature of this room is the large granite fireplace with raised stone hearth and feature niches either side which can be illuminated in the evening. Seven wall lights connected to dimmer switches. Ten power points. Two television points. Feature wood panelling to dado height.



A multi paned door leads from the lounge into

Hallway With coat hanging space and two power points.

The approach here is from the eastern side of the house referred to earlier in the particulars.

Porch Having UPVC windows to two sides and a door.

From the hallway stairs lead to

On the First Floor

Landing Two power points.

Family Bedroom 12'6" X 13'3" maximum (10'3" minimum) At present having a double bed and a single bed. Ten power points. Television point. Telephone connection. Tubular electric wall heater. Access to loft via an aluminium loft ladder.

En-Suite Bathroom through a bifold door. Fitted with a hip bath having a Triton T80si shower over. Vanity basin set into cabinet with cupboard under housing a Santon water heater. Fluorescent light / shaver socket over. Low level w.c. Ceiling mounted electric ventilation. Wall mounted electric fan heater. Access to loft.



From the landing a door gives access into

An extension of the landing Two power points

Bedroom 10'2" X 9'2" At present a double bedded room having a built in wardrobe, vanity basin set into a cupboard in which is an Ariston electric water heater. Mirror with fluorescent light / shaver socket over. Six power points.

A sliding door accesses

Bathroom Fitted with a hip bath having a Triton T80si shower over. Wall tiling. Low level w.c. Pedestal wash hand basin. Wall mounted electric fan heater.

Bedroom 12'0" X 8'8" minimum plus a built in cupboard and recess. At present a twin bedded room. Vanity basin set into a cupboard in which is an Ariston electric water heater. Mirror with fluorescent light / shaver socket over. Electric wall mounted skirting radiator. Six power points.



Outside

Situated on the other side of the driveway from the house is a **large building constructed of granite** with a part slate and part glazed roof in total measuring

30'0" X 12'0" divided internally into three sections plus a stone built water storage tank with electric pump. Two power points and switches for water pumps.

Connected and adjoining the above building is a

Glasshouse 30'0" X 15'0" This is sub divided and roofed to form an internal single garage with six power points.

On the roof of the garage are solar panels with controls inside the garage in turn connected to the main supply.

Alongside the buildings is a large polythene water storage tank with electric pump. Water is pumped from this tank into the house.

NB there is a cold water header tank on the roof.

Garden

Within the garden is a **building of granite construction** with a single pitch corrugated roof 13'0" X 6'6"



SERVICES: Mains electricity is connected. Drainage is to a septic tank shared with the nearby bakery. Water is from a well with a sixth share.

ASSESSMENTS: For the purposes of Council Property Tax, this property is designated in Band 'E' in the Valuation List, producing a charge of £1487.20 for the year 2014/2015.

TENURE: Leasehold for a term of sixty years commenced 26th March 2003 at a ground rent of £4,275 per annum. The next rent review is 25th March 2038

PRICE: £ 545,000 or nearest offer

VIEWING STRICTLY BY PRIOR APPOINTMENT ONLY

THROUGH THE ABOVE AGENTS.

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



