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"HIGH PINES"

McFARLANDS DOWN, ST MARY'S, ISLES OF SCILLY



A detached two-bedroom bungalow, situated in popular McFarlands Down, offering light and airy accommodation, with the benefit of generous gardens front and rear, detached double garage/workshop and sea glimpses.

Although the property would benefit from modernisation, High Pines has great potential, and benefits from modern oil-fired central heating and recent double-glazing.

The accommodation comprises glazed entrance porch, inner hall, two double bedrooms, lounge, breakfast kitchen, sun room, bathroom & wc. Fully boarded attic.
Outside: Gardens front and rear. Double garage/workshop. Greenhouse. Timber outbuilding.

TENURE: FREEHOLD.

PRICE: OFFERS INVITED IN THE REGION OF £399,500

DESCRIPTION AND LOCATION

High Pines is situated in McFarlands Down, a peaceful unmade residential road located approximately 1½ miles from Hugh Town, the tiny "capital" of St Mary's with its shops, schools, banks, Post Office, harbour and many other amenities. The property is within easy walking distance of Bants Carn ancient village, a local beauty spot, and the small harbour at Pendrethen.

The property is situated on the north side of McFarlands Down, having a westerly aspect with sea glimpses towards Tresco and St Helens.

High Pines has modern uPVC double glazed windows throughout, cavity wall insulation and a modern oil-fired central heating boiler. It is offered for sale in fair decorative order, complete with carpets and curtains as fitted.

The property would, however, benefit from general modernization and refurbishment to realise its full potential. We would suggest that it would lend itself to a roof conversion, both to provide an additional dormer floor as well as allowing the property to take full advantage of the available sea views.

Viewing recommended.

ACCOMMODATION

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

Path through the front garden leading to:

GLAZED PORCH 5'7" x 3'6" (1.73m x 1.07m), opening into:

INNER HALL, having radiator and two ceiling lights. Airing cupboard fitted with towel radiator and linen shelving. Additional storage cupboard. Loft hatch with ladder access to **FULLY BOARDED ATTIC** 33'8" x 10'3" (10.28m x 3.12m), with standing headroom under the ridge and Velux roof window.

LOUNGE 15'5" x 10'3" (4.70m x 3.13m).

A bright, dual aspect room, having imitation beamed ceiling. Cast-iron multifuel stove on marble hearth with granite mantle over. Fitted wall shelving. Radiator.

BEDROOM ONE 12'8" x 10'0" (3.89m x 3.07m).

Overlooking the front garden, and having built-in wardrobes and dressing table unit. Radiator.

BEDROOM TWO 12'8" x 10'3" (3.86m x 3.12m).

Having two fitted double wardrobes, incorporating sink unit in one, with high and low level storage. Radiator.

BATHROOM, fitted with a half-sized panelled bath with electric shower over. Wash hand