



DOLPHIN STREET

THE BARR HOUSE

VESTA COTTAGE

Vesta Cottage
PORT ISAAC



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ESTATE AGENTS



- **Charming Grade II Listed Character Cottage with Original Features Throughout**
- **Three Bedrooms & Two Reception Rooms**
- **Long Term Rented Parking Transferrable with Sale**
- **Slate Floors, Beamed Ceilings, Exposed Stone Walls & Original Fireplace**
- **Contents Available by Separate Negotiation**
- **Useful Outbuilding & External Storage**
- **Small Sunny Courtyard to the Rear with Utility Outbuilding**
- **Moments from the Harbour and the Buzz of the Village**

Tucked away down a narrow street in the very heart of the quaint, historic and picturesque fishing village of Port Isaac just yards from the harbour, is Vesta Cottage.

This historic Grade II Listed cottage built in 1812 oozes charm and original character with a deceptively large amount of accommodation over its three storeys.

Noteworthy attributes include exposed stone walls, slate floors, exposed floorboards, beamed ceilings and original fireplace.

Vesta Cottage has two reception rooms, a cosy sitting room with brick fireplace and a dining room with a tall ceiling and rough cast walls. In-between is a welcoming entrance hall, fitted kitchen with freestanding appliances and small lean-to with access to the garden.

On the first floor one will find two genuine double bedrooms, the largest of which has a wardrobe recess, window seat and feature fireplace. The second bedroom has a window seat and wash hand basin. From the half landing is the bathroom with restricted head height, panelled bath and shower enclosure. Up on the second floor is the large attic double bedroom with a dual aspect, ceiling beams and storage cupboard.

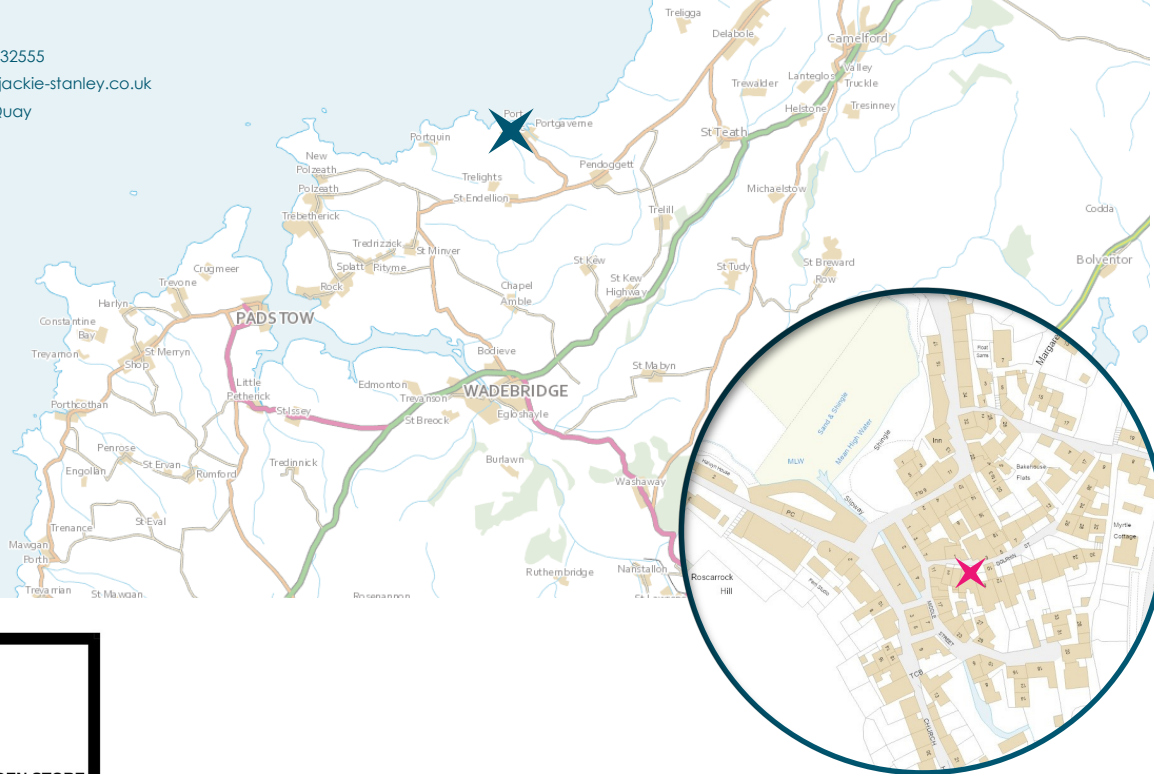
To the rear of Vesta Cottage is a pretty enclosed garden complete with planted borders, slate paths, gravel, external WC, brick BBQ and garden gate which leads to Middle Street. Unexpectedly, Vesta Cottage also has an outbuilding/garden room with internal storage. Services to the property include mains water, electricity and drainage. EPC rating G. Council tax band D. Ofcom suggest that superfast broadband is available. Ofcom suggest good 4G data coverage.

With the harbour only a minute's walk from the property, we recommend a viewing of this charming and deceptive cottage at the earliest opportunity.



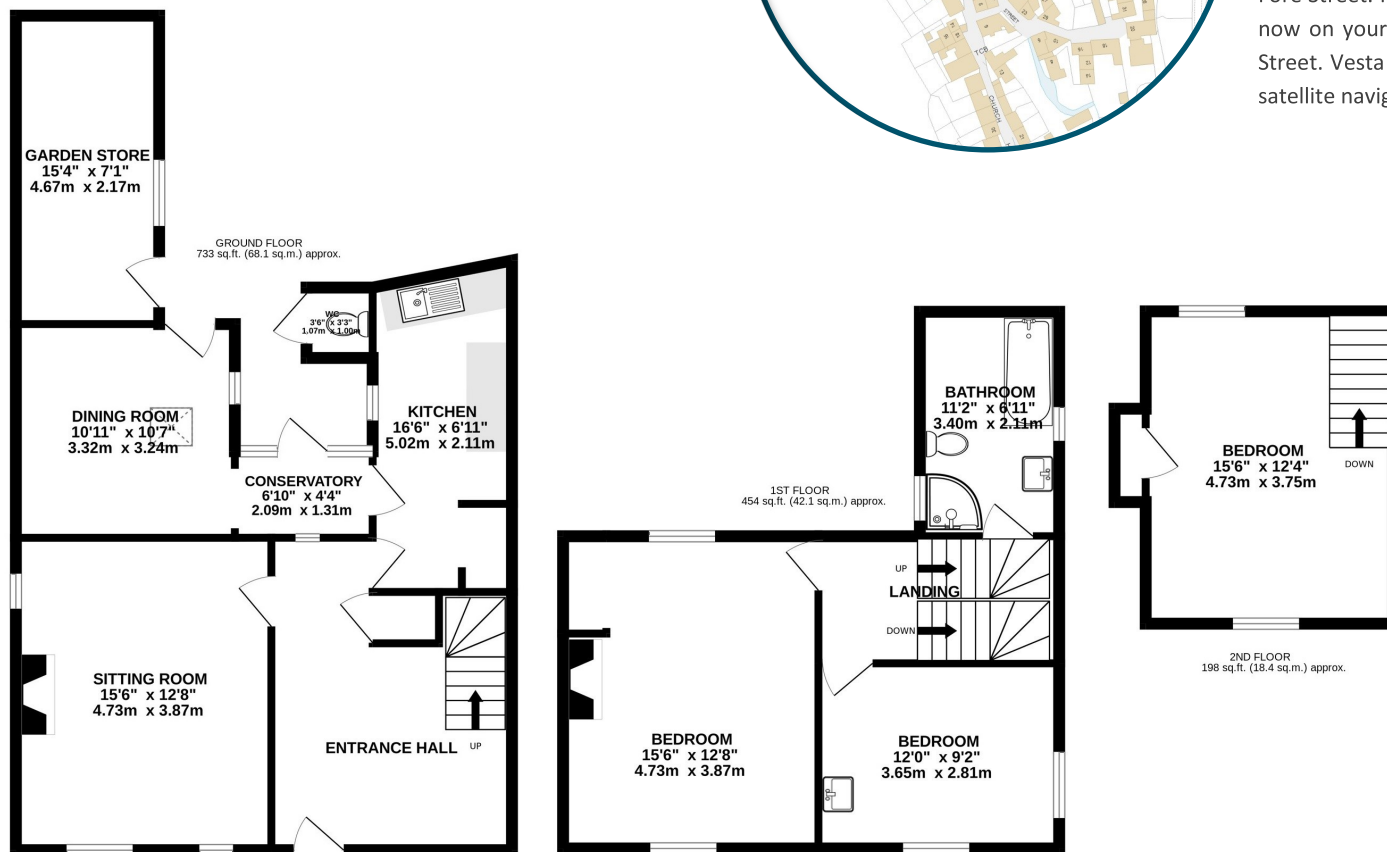
Vesta Cottage, Port Isaac, PL29 3RJ
£495,000 guide

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Port Isaac is a quaint, historic picturesque fishing village, well known globally for its association with Doc Martin and the Fisherman's Friends. This sought after destination offers breathtaking walks across the surrounding dramatic coastline of North Cornwall as well as having its own beach and working harbour. There are delightful boutiques and galleries for those who wish to explore the magical narrow streets and to finish off you can always pop into one of the cosy cafés, pubs or Michelin star restaurants of Nathan Outlaw. The neighbouring village of Port Gaverne was once a thriving 19th Century fishing port and to this day remains unspoilt with the sheltered sandy beach protected by the National Trust. Watersports equipment is available for hire so one can get out and experience water based activities.

To find Vesta Cottage, turn off the B3314 coast road onto the B3267 signposted Port Isaac. Upon entering the village, follow New Road and then turn off left onto Back Hill taking you down past the church. At the end of Back Hill, turn left onto Fore Street. Follow Fore Street all the way down to the harbour. With the harbour now on your right, turn left into Middle Street and then left again onto Dolphin Street. Vesta Cottage can be found along on the right hand side. The postcode for satellite navigation is PL29 3RJ. What3words: origins.obstinate.dreaming



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 sq.m.) approx.

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