



The Cobweb



The Cobweb 29 Middle

, Port Isaac, PL29 3RH

Port Quinn 3.0 miles - Polzeath 6.0 miles - Rock 7.5 miles

Charming character cottage with two bedrooms, separate garden and currently run as a successful holiday let.

- Charming Character Cottage
- Two Bedrooms
- Steps from the Harbour and Stunning Coastal Hikes
- Income Potential
- Sought After Coastal Location
- Original Features
- Separate Garden with Glimpses of the Sea
- No Onward Chain

Guide Price £420,000

DESCRIPTION

The Cobweb is a charming fisherman's cottage with a wealth of original features - exposed beams, flagstone floor, open fire, and interior leaded and porthole windows that allow plenty of light to stream through.

Located in the heart of the historic seaside town just steps away from the harbour, the cottage is a successful holiday let as well as the owner's seaside retreat and lends itself perfectly as a coastal base or investment. The property also benefits from a separate, secluded garden with rooftop views and glimpses of the sea.

SITUATION

The property is located in the picturesque fishing village of Port Isaac. The village itself has a thriving community and offers a range of local facilities and amenities catering for day to day needs. These include a doctor's surgery, primary school, public houses, excellent restaurants including the Michelin starred Fish Kitchen by Nathan Outlaw and regular local bus services to nearby towns. Perhaps best known for its association with a number of TV series the village itself was the backdrop for the popular series Doc Martin. In years gone by it was a busy trading and fishing port with a myriad of narrow streets and traditional cottages arranged around the beach and harbour.



ACCOMMODATION

A wooden stable door leads into the open plan sitting/dining room with original Flagstone Cornish slate flooring, a stone fireplace with open fire and slate hearth, recessed shelving and two sash windows overlooking the front of the cottage, one with window seat. From the sitting/dining room is a step up into the kitchen with tiled flooring, a range of base and wall units, sink with mixer tap, space for appliances, built in cupboard and window to the rear. Stairs rise to the first floor and there is an understairs storage cupboard.

The first floor landing offers a built in airing cupboard, Velux window and provides access to two bedrooms and the family bathroom. Bedroom One is a double room with a built in cupboard and a sash window to the front of the cottage with window seat. Bedroom Two is a single room with a porthole window through to the stairway and a window to the rear with window seat. The family bathroom comprises a panel bath with overhead shower, low level WC, wash hand basin, wall mounted towel rail and a sash window to the front of the cottage.

OUTSIDE

Directly in front of the cottage is a cobbled area with planters and a bench to sit out on. Situated just under 80 yards up the road from the property, through a wooden gate and up the left hand set of steps is the separate garden which is laid to lawn with countryside views and a picnic bench.

SERVICES

Mains electricity, mains water and drainage. Open fire and electric storage heaters. Please note the agents have not inspected and tested these services.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

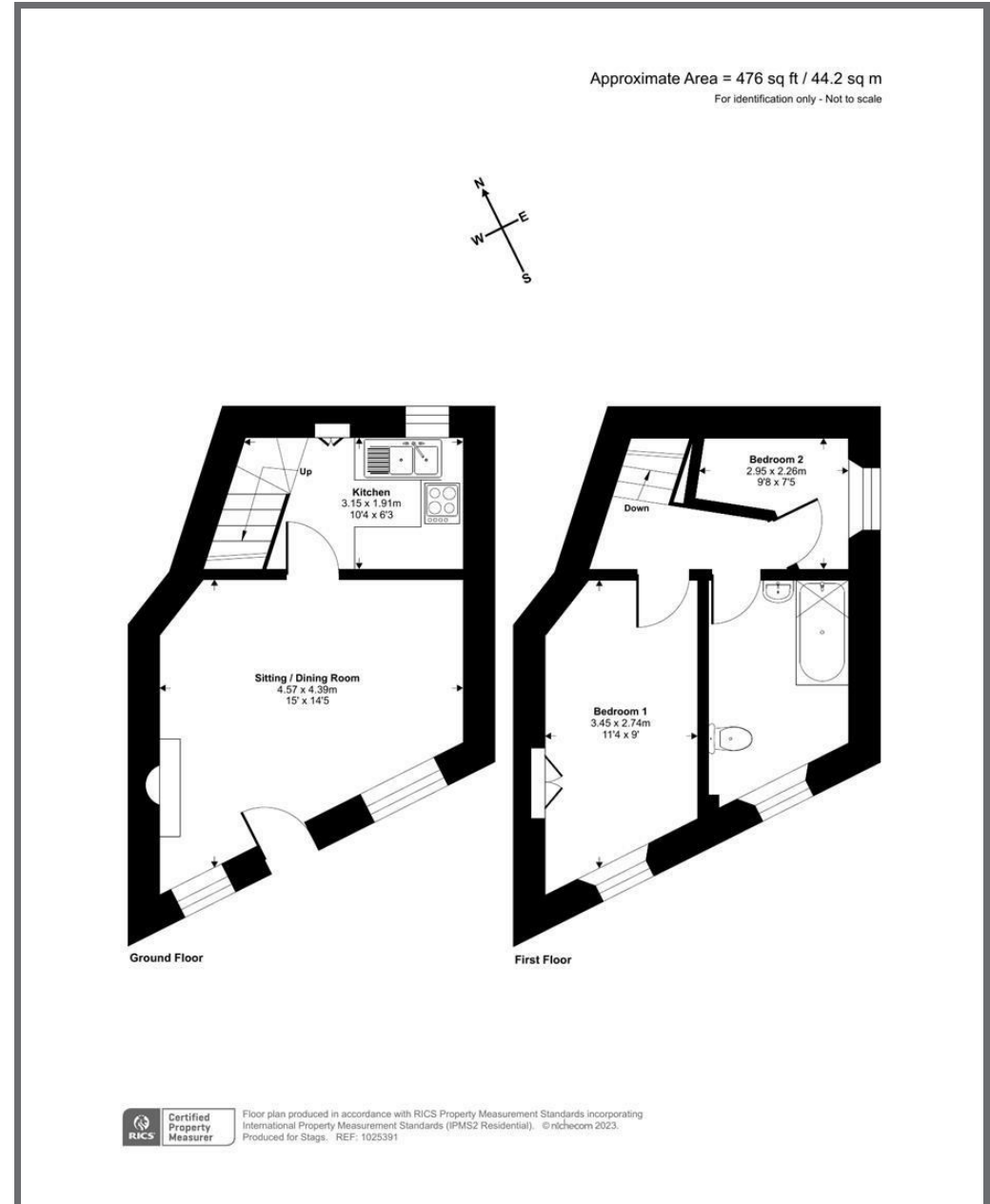
DIRECTIONS

Enter Port Isaac via the B3267 onto Trewetha Lane. Take the left turning to continue along Trewetha Lane and then turn left at the end onto Back Hill. At the bottom of Back Hill turn left again onto Fore Street, continue around the harbour to the Outlaws Fish Kitchen and turn left onto Middle Street. Continue for approximately 250 feet and the property is located on your left.

What3Words: ///outcasts.permit.masco



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	4	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	