



Malahne, 20 Church Hill

Malahne, 20, Church Hill, Port Isaac, PL29 3RQ



DESCRIPTION

Situated in an elevated position in the heart of Port Isaac, just moments away from the harbour, 20 Church Hill is a charming Grade II listed two storey apartment which has been previously refurbished whilst retaining many character features.

SITUATION

The property is located right in the heart of 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 stable door leads into an entrance porch with access to the sitting room and downstairs cloakroom with low level WC, wash hand basin, privacy sash window and cupboard housing the water tank. The sitting room features a fireplace with log burning stove and slate hearth, slate flooring, a large sash window overlooking the front, built in cupboards, access to the kitchen and stairs to the first floor. The modern kitchen benefits from a range of base and wall units with soft close units, eye-level oven and microwave, induction hob with extractor fan, sink with mixer tap and an integrated dishwasher, fridge and washing machine.

The first floor landing provides access to two double bedrooms, both with en-suite shower rooms and sash windows overlooking the front of the property. Bedroom One also features a fireplace and built in cupboards. Both en-suite shower rooms are mostly tiled with waterfall and handheld showers, low level WCs, wash hand basins and wall mounted heated towel rails.

OUTSIDE

On approach to the property is a communal courtyard with steps leading to a private slate paved balcony perfect for sitting out on.

SERVICES

Mains electricity, mains water and drainage. Wood burning stove and electric radiators. 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 end of Fore Street and turn left onto Church Hill. Continue up Church Hill for approximately 60 yards and the property is located on your right.

What3Words: ///equal.laptops.tastier

AGENTS NOTE

The property is leasehold with 995 years remaining on the lease as of 1st December 2023.

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

A beautifully presented Grade II listed duplex apartment in Port Isaac.

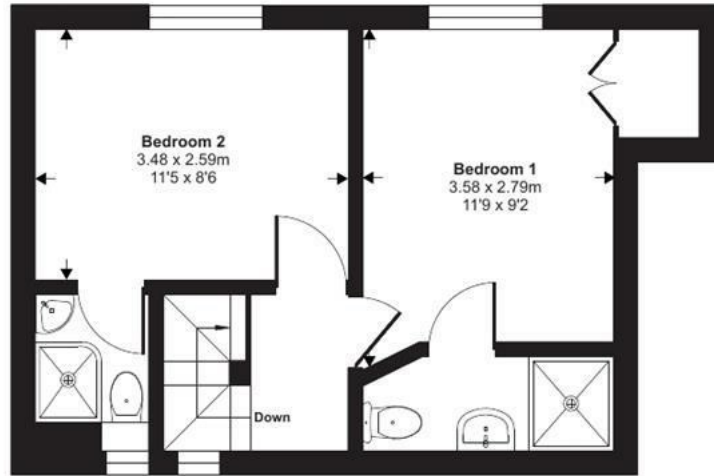
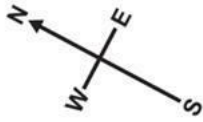
- Two Double Bedrooms
- Two En-Suite Shower Rooms
- Character Features
- Popular Location
- Moments From The Harbour
- Income Potential
- Private Balcony
- Communal Courtyard
- Leasehold
- Council Tax: Business Rates

Guide Price £380,000

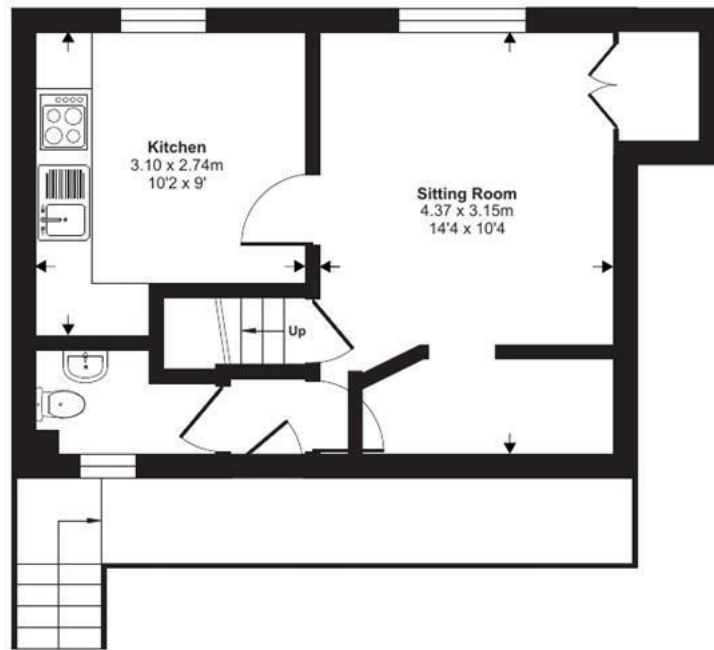


Approximate Area = 626 sq ft / 58.1 sq m

For identification only - Not to scale



Second Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1059019

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	(1-20) G		

England & Wales E.U. Directive 2002/91/EC

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