

**ESTUARY**  
ESTATE



**ESTATES**  
AGENTS

ROSINA SHEPHERD NAEA

01208 863399

WWW.ESTUARYESTATES.CO.UK



## **BAY VIEW HOUSE, PORT ISAAC £849,000 FREEHOLD**

### **BAY VIEW HOUSE & RETAIL UNITS, 44 FORE STREET, PORT ISAAC, PL29 3RD**

Unique opportunity to purchase an impressive 3 storey Victorian property with magnificent views of the quaint fishing harbour in the heart of Port Isaac. The property has the benefit of two commercial units on the ground floor and a stunning self contained garden studio in the rear garden also with stunning views.

The property has a good income from the commercial units.

**GROUND FLOOR – STUDIO/GALLERY | GALLERY | CLOAKROOM/UTILITY | STORE ROOM**

**FIRST FLOOR – OPEN PLAN KITCHEN/LOUNGE AND DINING AREA**

**MASTER BEDROOM WITH EN SUITE SHOWER ROOM | CLOAKROOM | COURTYARD**

**SECOND FLOOR – 3 BEDROOMS | BATHROOM AND GARDEN WITH SELF-CONTAINED GARDEN STUDIO**

FOR DETAILED PROPERTY PARTICULARS: **ESTUARYESTATES.CO.UK** OR [INFO@ESTUARYESTATES.CO.UK](mailto:INFO@ESTUARYESTATES.CO.UK)







## ACCOMMODATION

---

### GROUND FLOOR

**ENTRANCE:** Part glazed door with granite pillar to side leading into:

**STUDIO/GALLERY** Large attractive bay window for display to front, wooden ceiling, tiled floor, halogen lights. Door to

**STORE ROOM:** Space and plumbing for washing machine and freezer. Butler sink and taps. Shelving.

ORNATE ORIGINAL TILED DOORSTEP LEADING TO PART GLAZED DOOR INTO:

**GALLERY:** Large attractive bay window to the front with range of shop counters at rear and side, storage cupboards and non slip flooring, strip lights, wooden ceiling and fan, step up to washing up area and WC

WOODEN STAIRCASE FROM GALLERY LEADING TO:

---

### FIRST FLOOR

#### FIRST FLOOR LANDING:

Window/door to rear providing access to:

**COURTYARD:** Private courtyard dug into rock face providing space for a table and chairs.

**SITTING/DINING ROOM:** Light and spacious almost floor length large bay window with magnificent views over the harbour large fireplace with woodburning stove, slate hearth and wooden mantelpiece over, painted wooden floors and chandelier. Kitchen to side overlooking courtyard. Grey painted base units with dark grey laminate worktop over. Stainless steel sink with drainer, mixer tap and black tiled splashback. Painted concrete floor.

**MASTER BEDROOM:** Large bay window to front with views over the harbour. Wood tongue and groove panelling to one wall, painted wooden floor, chrome halogen spotlights with dimmer switch. Door to:

**EN SUITE:** Shower room, fully tiled with curved shower, wash hand basin and WC. Chrome spotlights.

**CLOAKROOM:** Window to rear, wash hand basin and WC.

STAIRS LEADING FROM FIRST FLOOR TO SECOND FLOOR

---

### SECOND FLOOR

**LANDING:** Access to garden and metal bridge and steps leading to the elevated stunning garden with amazing views to the harbour and over the rooftops.

**STUDIO:** Steps up to self-contained studio with front door and side panel. Magnificent light space with picture window overlooking the harbour, velux and corner shower, basin and WC and electric points.

**BEDROOM 2:** Window to side/rear. Night storage heater and painted wooden floors.

**BEDROOM 3:** Dormer window to front, TV point and painted wooden floors.

**BEDROOM 4:** Dormer window to front, fireplace with brick surround and shelves over. Wooden floors, night storage heater and TV point.

**BATHROOM:** Window to rear, bath with tiled surround and electric shower over, fully tiled floor and walls, wash hand basin with electric dimplex heater over, WC. Cupboard housing hot water tank, airing cupboard.

---

### OUTSIDE

In addition to the courtyard which is accessed from the first floor there is a garden accessed via a metal bridge with steps leading up to a terraced lawned area. The garden is arranged over four levels, there are lovely views over the harbour from the garden but it remains private. Stone steps lead to the different levels and there are various mature plants and shrubs. Concrete shed for storage and self-contained studio.

**SERVICES:** Mains electricity, water and drainage.





**The property** is currently arranged as two commercial units on the ground floor, one as a **gallery** the other as a **retail unit/gallery**. The present owners also offer **B&B** in a very thriving market in this very sought after area of **Cornwall**. This property is ideal for a purchaser looking for an income, it would also be ideal as a holiday home or **permanent residence**. The property has so many of the original features and it has been charmingly furnished and attractively presented. The **beautiful garden** with terraced law is accessed via the top floor of the house which also has magnificent views over the harbour and **Port Isaac**.

**Port Isaac** is a much sought after holiday destination, best known since 2004 as the location for the TV series Doc Martin, which attracts visitors from all over the world. The village itself is a picturesque fishing village with a daily fish market and a flourishing community with a good range of facilities and amenities. There is a very good **grocery store, bakery and fish mongers** and many **lively cafes and restaurants** as well as a **doctors surgery and primary school**. It is also the home of **Nathan Outlaws Michelin starred seafood restaurants**. The village has a myriad of narrow streets and quaint cottages arranged around the beach and harbour and the **Atlantic Ocean**.

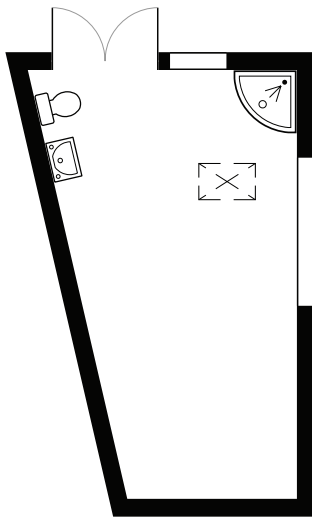




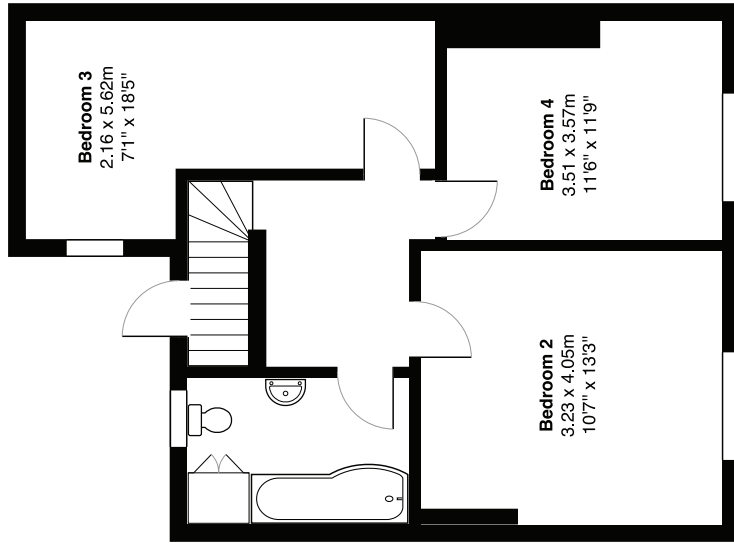
# FLOOR PLANS:

**TOTAL AREA: 197.2 m<sup>2</sup> 2123 ft<sup>2</sup>.**

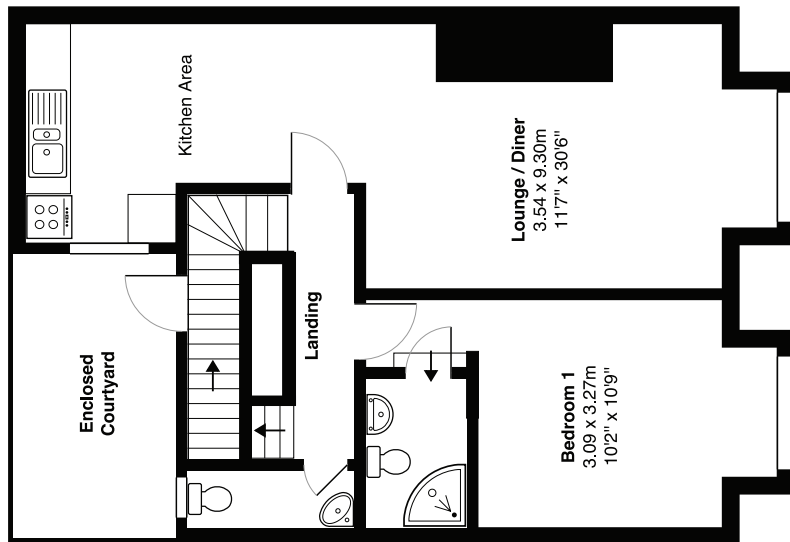
All measurements are approximate and for display purposes only.



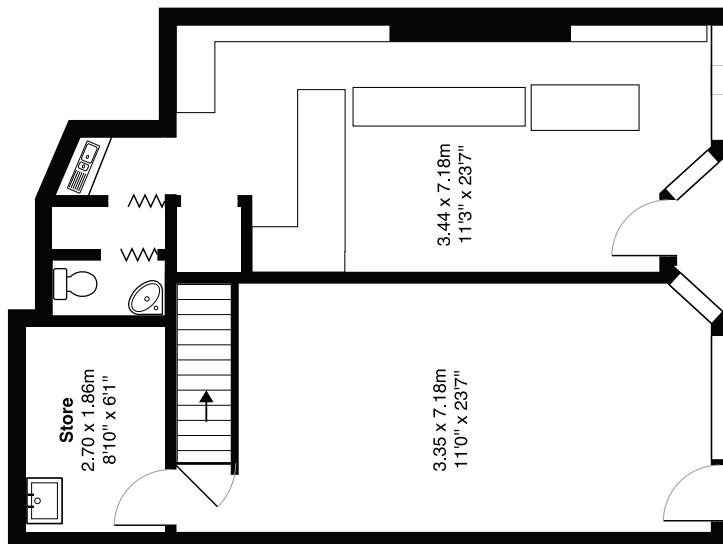
Garden Room



Second Floor

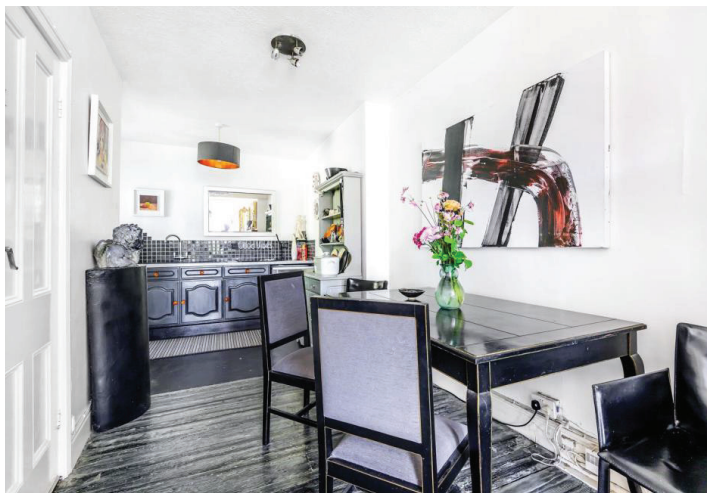
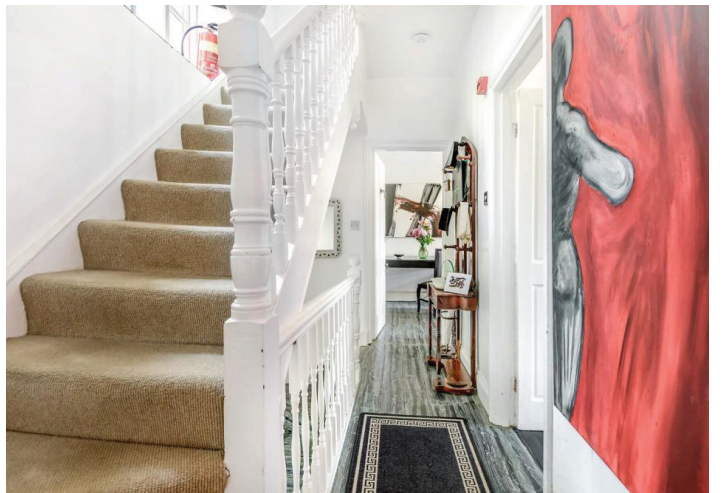


First Floor



Ground Floor









FOR DETAILED PROPERTY PARTICULARS: [ESTUARYESTATES.CO.UK](http://ESTUARYESTATES.CO.UK) OR [INFO@ESTUARYESTATES.CO.UK](mailto:INFO@ESTUARYESTATES.CO.UK)

















**VIEWINGS BY STRICT APPOINTMENT THROUGH:**

**ESTUARY ESTATES**

**TREBETHERICK HOUSE, TREBETHERICK,**

**WADEBRIDGE, CORNWALL PL27 6SB**

**TEL: 01208 863399**

**EMAIL: [INFO@ESTUARYESTATES.CO.UK](mailto:INFO@ESTUARYESTATES.CO.UK)**

**EPC ENERGY RATING**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      |         | 58   D    |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      | 8   G   |           |

**GENERAL INFORMATION**

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

**Money Laundering:** We have in place procedures and controls which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service.

**Agents Note:** We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigation as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

**Tenure:** The property is Freehold with vacant possession upon completion of the purchase.