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TINTAGEL TERRACE, PORT ISAAC GUIDE PRICE £870,000 FREEHOLD

TINTAGEL TERRACE, PORT ISAAC, PL29 3SE

Rare opportunity to purchase a lovely detached property set in a good sized plot in Port Isaac, with 6 bedrooms and having stunning views overlooking the coastline and within an easy walk of the quaint historic harbour.

GROUND FLOOR - 2 RECEPTION ROOMS | KITCHEN | UTILITY | WC

FIRST FLOOR - 4 BEDROOMS | BATHROOM | 2 SHOWERS & WC'S

SECOND FLOOR - 2 BEDROOMS

FRONT AND REAR GARDEN AND ADJACENT DOUBLE GARAGE

FOR DETAILED PROPERTY PARTICULARS: **ESTUARYESTATES.CO.UK** OR INFO@ESTUARYESTATES.CO.UK



No 32 Tintagel Terrace is a lovely imposing detached three storey property built in 1935, with magnificent views over the sea to **Tintagel Head** and being well located in an elevated position in **Port Isaac**. The property is in need of some modernisation but has great potential being set in a good sized plot for further development. The rear has the benefit of a double garage and parking with access from New Road. The construction is of block with attractive bay windows to the front and with some original features, picture rails and a very appealing fireplace in the dining room. The heating is Propane bottled gas and the sitting room has a multifuel stove. The front and rear gardens are laid to lawn and enclosed at the rear, they face south with great privacy. The property is currently a permanent residence but would make an ideal holiday home with all the local amenities, **Port Isaac** has a thriving community. From **Tintagel Terrace** it is a very short walk to the wonderful coastal paths with unsurpassed scenery and lovely coves.

Port Isaac is an historic fishing village, which has great character and charm with a working harbour, seafood restaurants, lively cafes, a daily fish market and grocery store (150 meters), doctors surgery and primary school. The village is home to **Nathan Outlaws** Michelin star seafood restaurants. In recent years it has been the film location for the very popular TV series **Doc Martin**, with visitors coming from around the world to visit the stunning location featured in the series. Some of the best surfing beaches are just 7 miles away at **Polzeath** and **Trebarwith Strand**. The water sports haven of **Rock** is just 8 miles away, which is also where the famous **St Enodoc Golf Links** are located.



ACCOMMODATION

GROUND FLOOR

From Tintagel Terrace access to front garden and path to front porch, steps up to:

Front Porch: windows on two sides and glass door to front door:

Hall: Understairs cupboard, radiator and doors leading to:

Sitting Room: Bay window with panoramic sea views, fireplace with slate and wooden shelf and multifuel stove, window to rear overlooking the rear garden, radiator.

Dining Room: Bay window with sea views, wrought iron fireplace, wooden floor, radiator, door to kitchen

Kitchen: window overlooking the rear garden, wooden floor, range of wall and base units, electric double oven and hob, extractor fan, stainless steel sink and place for fridge/freezer, radiator door to the:

Utility Room: window to side, range of wall and base units, sink, laminate flooring, place for washing machine and tumble dryer, gas Vaillant boiler for bottles propane gas, door to wc, door from utility to

Back Porch: windows on three sides, polycarbonate roof and door to rear garden.

FIRST FLOOR

From Hallway stairs to first floor landing, window to front and doors to:

Bedroom 1: front window with superb sea views, enclosed shower cubicle, separate WC and wash hand basin, wardrobe, radiator.

Bedroom 2: window overlooking the rear garden, enclosed shower cubicle, separate WC and wash hand basin, wardrobe, radiator.

Bedroom 3: window to the front with superb sea views, radiator.

Bedroom 4: window overlooking rear garden, radiator.

Bathroom: Airing cupboard with immersion heater and water cylinder, bath, separate shower cubicle, wash hand basin, WC.

From landing stairs to the second floor

SECOND FLOOR

Doors to

Bedrooms 5 and 6: built in the attic space with outstanding panoramic sea views, under eaves storage cupboard

OUTSIDE

Front garden with a selection of shrubs and path to front of the property and side access to the rear, garden shed, place for Propane gas bottles, path to rear enclosed garden and gate to additional lawn and access to the double garage with two up and over doors, electric and water. Vehicle access to the garages from New Road.

EPC ENERGY RATING

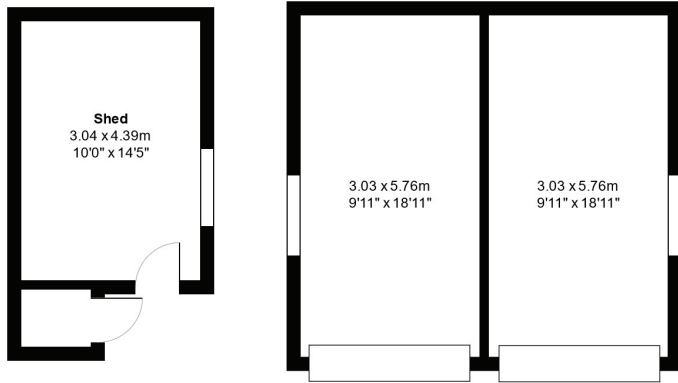
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



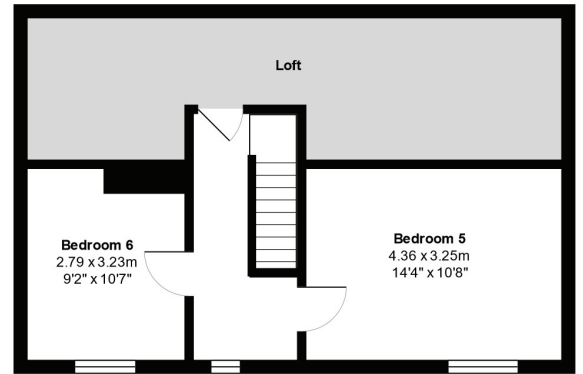
FLOOR PLANS

TOTAL AREA EXCLUDING GARAGES: 157.5 m² 1695 ft²

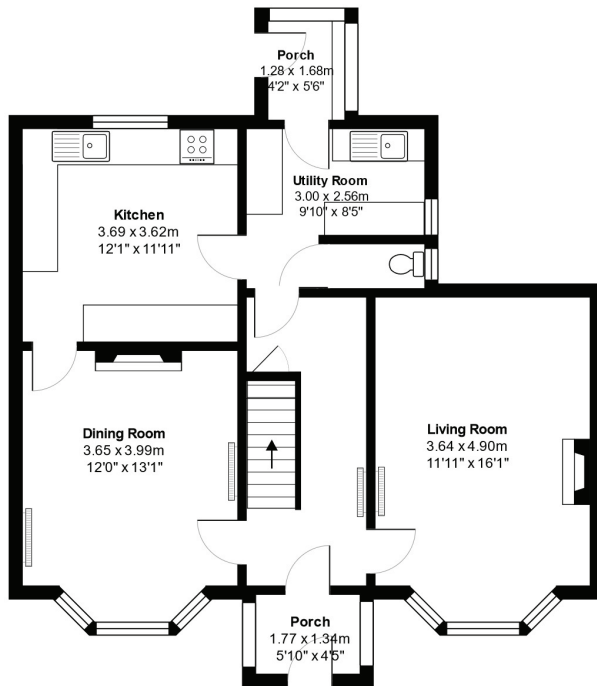
All measurements are approximate and for display purposes only.
Floorplan for guidance only. No liability accepted for errors.



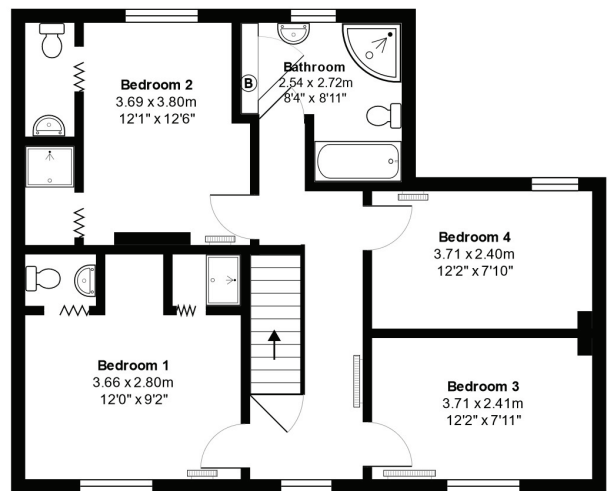
GARAGES



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



DIRECTIONS: From New Road take the right turn to Hartlands Road just before the Cooperative and turn left into Tintagel Terrace, the property is on the left a few houses along.

VIEWINGS BY STRICT APPOINTMENT THROUGH:

ESTUARY ESTATES

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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 sanitary ware 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.

Photographs: Please note all photographs are taken with a wide angle lens.