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RUBENA COTTAGE, PORT ISAAC GUIDE PRICE £495,000 FREEHOLD

CONTENTS BY SEPARATE NEGOTIATION

RUBENA COTTAGE, 36 DOLPHIN STREET, PORT ISAAC, PL29 3RJ

Rubena Cottage is a very desirable two bedroom cottage set in the heart of the quaint picturesque fishing village of Port Isaac which has been totally refurbished and beautifully designed to a very high standard. Rubena has retained many of the original features with beamed ceilings and slate floors. This grade II listed property has so much charm and is steeped in history. Nestling just two minutes from the harbour and set amongst the picturesque alleyways and narrow streets of Port Isaac.



Rubena Cottage is thought to date back circ 1840. In 2022 it was completely refurbished by the present owners. The property has the benefit of electric underfloor heating downstairs and electric heaters upstairs and an immersion heater. The floors are stunning with some being original all of a very high quality. The kitchen and bathroom are most attractive with appealing lighting and brass light switches and electric power points, window shutters throughout. The cottage has great holiday letting potential in this wonderful coastal location. A rare opportunity to purchase a charming cottage that is of great character and in a very pretty setting and being sold already furnished. **Rubena Cottage** has a rented parking space in the village.

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 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. The surfing beach of **Polzeath** is only seven miles away.





ACCOMMODATION

GROUND FLOOR

Entrance: part glazed with small wooden porch and raised stone flower bed.

Living Room: two sash windows one with a deep sill, slate flagstone floor, original exposed beams, fireplace with wood mantel and slate hearth, wooden recessed cupboard and shelves either side and woodburning stove. Door to

Dining Room/ Kitchen two windows, one casement with window seat and one sash window, slate tiled floor, fireplace with slate hearth and wooden mantel with a woodburning stove, wall lights, and understairs cupboard. Wooden stairs with glass panel to upstairs

Kitchen: casement window, ceramic tiled floor, range of stylish kitchen units with white marble worktop with inset sink, electric oven and ceramic hob, extractor fan, built in fridge, drinks fridge, built-in microwave, dishwasher, the washing machine is a washer/dryer, attractive wall shelves for storage.

There is app controlled under floor heating throughout the ground floor.

FIRST FLOOR

Stairs to landing with original wooden floor, door to back entrance with access to alleyway down steps: Doors from landing to

Bedroom 1: two sash windows with deep shelves, original wooden floor, built in wardrobes, and electric heater

Bedroom 2: one sash window with window seat, original wooden floor, built in storage and wardrobe, electric heater and loft hatch.

Bathroom: door from landing to high quality bathroom, sash window with opaque glass, ceramic floor with under floor heating, bath with overhead shower, low level WC, attractive white marble wash hand basin with under storage and drawer, stunning tiling, designer heated towel rail, electric heater, door to airing cupboard with hot water cylinder. Storage cupboard.

Services: Mains electricity, water and drainage.

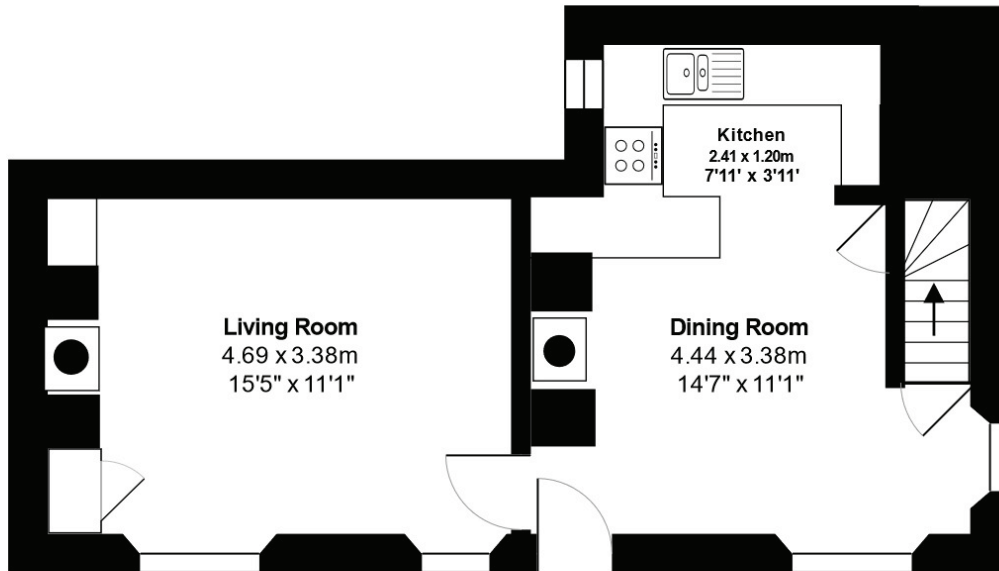




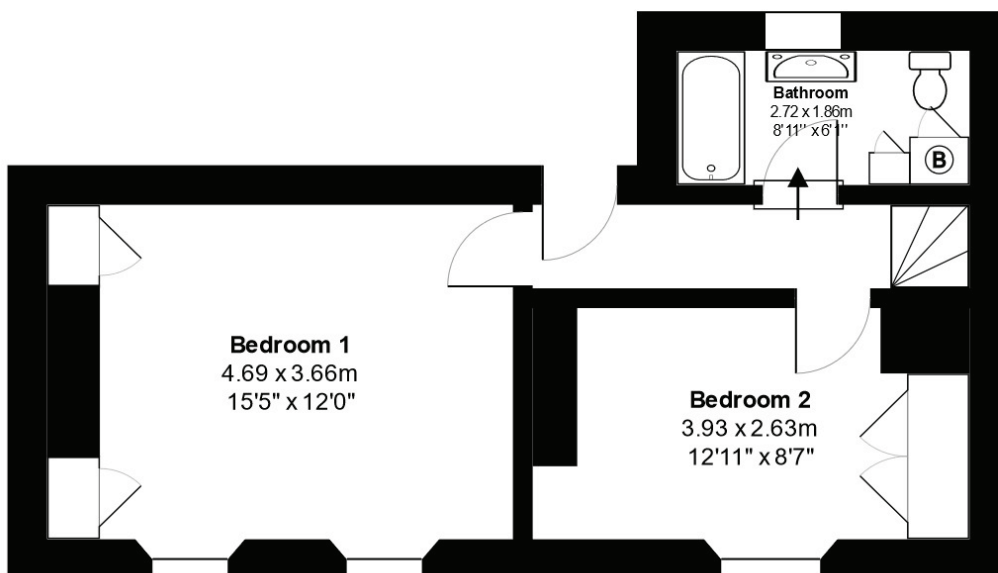
FLOOR PLANS

TOTAL AREA EXCLUDING GARAGES: 72 m² 775 ft²

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



GROUND FLOOR



FIRST FLOOR





VIEWINGS BY STRICT APPOINTMENT THROUGH:

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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.