

Trewetha Lane, Port Isaac

Auction Guide £700,000



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Council Tax Band: E

Nestled on Trewetha Lane in the picturesque village of Port Isaac, The Old Vicarage presents a remarkable opportunity to own a spacious detached house that captures the essence of coastal living. This impressive property spans an expansive 2,207 square feet and features five well-appointed bedrooms and three bathrooms, making it ideal for families or those seeking ample space for guests.

The Old Vicarage is not just a home; it is a canvas for your imagination. With its generous proportions and stunning panoramic sea views, this residence offers considerable potential for improvement, allowing you to tailor it to your personal taste and lifestyle. The charm of this property is matched only by its prime location in one of Cornwall's most celebrated harbour villages, known for its scenic beauty and vibrant community.

Whether you are a discerning end-user looking for a family home, a developer seeking a project, or an investor aiming to capitalise on the area's appeal, The Old Vicarage is sure to meet your needs. Early viewings are highly recommended to fully appreciate the impressive scale and the myriad possibilities that this exceptional property has to offer. Embrace the chance to create your dream coastal retreat in this

Key Features:

Imparting setting (2,207 sq ft / 206 m²) of spacious internal accommodation

- Five Bedrooms | Three Bathrooms | Additional Cloakroom
- Two Kitchens and Two Reception Rooms – Each benefitting from captivating harbour vistas
- Garden Room
- Private Driveway and Double Integral Garage
- Mature Gardens to the front and rear
- EPC Rating: E
- Freehold

Versatile Potential:

Previously utilised as a spacious single dwelling, the current configuration easily accommodates multi-generational living, provides a superb holiday let investment opportunity, or allows for substantial reconfiguration (STPP). The advantage of dual kitchens and reception spaces offers remarkable flexibility in use.

Location:

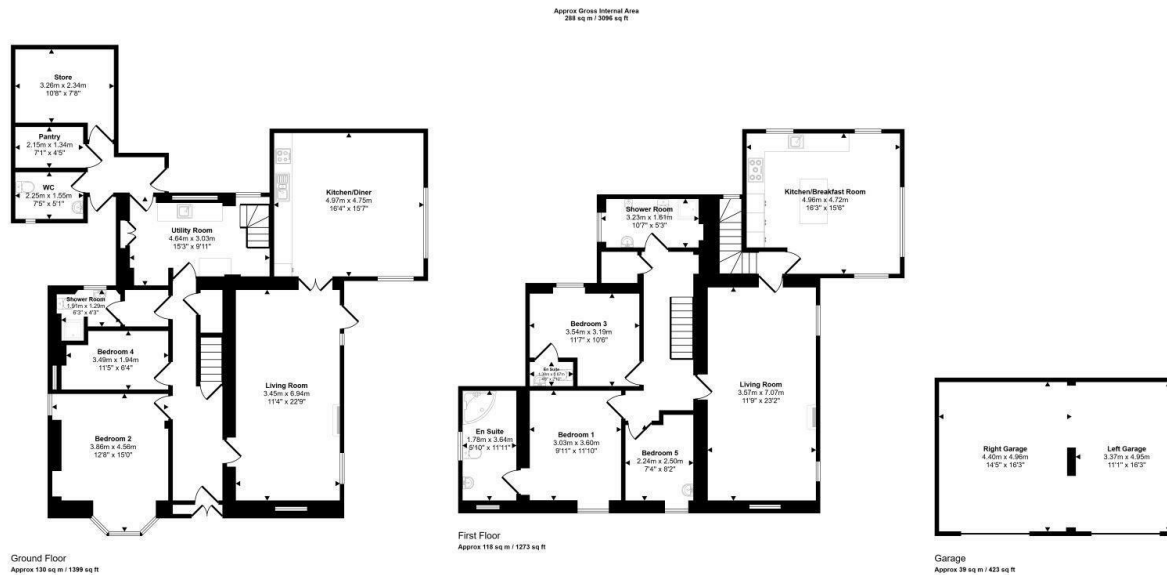
Trewetha Lane is situated just a short stroll from Port Isaac's iconic, picturesque harbour, renowned globally following its feature in television series such as Doc Martin. The village itself is home to quaint pubs, a variety of independent shops, and offers fine dining, including Nathan Outlaw's Fish Kitchen.







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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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC