

Trewetha Lane, Port Isaac
Auction Guide £700,000



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Council Tax Band: E

FOR SALE BY ONLINE AUCTION – 29th October 2025

Situated on Trewetha Lane, The Old Vicarage offers 2,207 sq. ft. of coastal living with five bedrooms, three bathrooms, and sweeping sea views. This spacious detached home combines charm, scale, and prime location in one of Cornwall's most celebrated harbour villages.

With ample potential for improvement, it's ideal as a family home, project, or investment. Viewing is strongly advised to appreciate the opportunities this exceptional property presents!

Legal Pack - A legal pack is a collaboration of important documents of the property/land that is going to be sold at auction. To review the legal pack visit tcpa.co.uk

Auction Information - Visit tcpa.co.uk

UNCONDITIONAL LOT - Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 2%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

Pre Auction Offers Considered - The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit.

Key Features:

Special Conditions - Additional costs (detailed in the legal pack) are payable on completion. The legal pack can be downloaded free of charge under LEGAL DOCUMENTS. Stamp duty and government taxes are not included; buyers must make their own enquiries.

- 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:

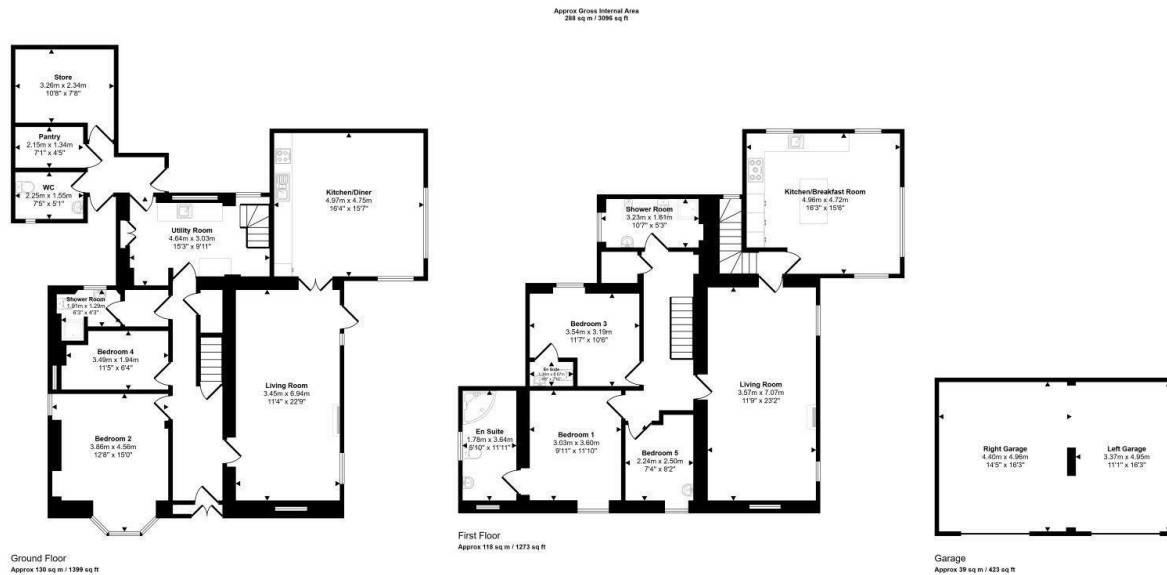
Trewetha Lane is situated just a short stroll from Port Isaac's iconic, picturesque harbour, renowned globally following its feature in television series such as Doc Martin. The village itself is home to quaint pubs, a variety of independent shops, and offers fine dining, including Nathan Outlaw's Fish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