

Fore Street, Port Isaac
Auction Guide £335,000



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Council Tax Band: D

FOR SALE BY ONLINE AUCTION – 29th October 2025

Atlantic Cottage, a charming detached home in the heart of Port Isaac, offers 847 sq. ft. of character-filled living. With two bedrooms, a modern bathroom, and thoughtfully updated interiors, it combines traditional Cornish charm with modern comfort.

The property benefits from rare private parking and proven holiday-let potential, making it both an inviting retreat and smart investment. Located on Fore Street, just steps from the harbour, coastline, shops, and eateries, it captures the best of village and coastal life.

Viewing is strongly advised—this is a rare chance to own a slice of Cornish paradise!

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 5%+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.

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 Friends. The village offers a welcoming local community, a selection of amenities, and a vibrant dining scene, including two renowned restaurants by chef Nathan Outlaw.

Key Highlights:

- Two Bedrooms, open-plan living area, and a family bathroom
- Recently refurbished to a high standard
- Proven track record as a successful holiday letting business
- Private off-road parking for two vehicles and an attached garage for storage
- Contents are available by separate negotiation (excluding personal effects and artwork)
- Approximately 848 sq. ft (78.7 sq. m) of accommodation
- EPC Rating: Band G
- Freehold

Description & Location:

Rich in character, Atlantic Cottage is a delightful period home situated at the top of Fore Street, right in the heart of Port Isaac. The cottage seamlessly blends traditional features, such as the original flagstone flooring and exposed beams, with a clean, modern interior design. This charming two-bedroom property enjoys sea views from both the first and second floors and boasts a generous open-plan living space and a well-equipped contemporary kitchen. Operating successfully as a holiday let, Atlantic Cottage also offers superb potential as a full-time residence. One of its most valuable assets is the private parking for two vehicles, a significant advantage in this historic and popular coastal village. Nestled on the rugged North Cornwall coast, Port Isaac is the postcard-perfect fishing village renowned for its narrow, winding streets and rich cultural heritage. Famous as the backdrop for ITV's Doc Martin, it is also the home of The Fisherman's

Services:

The property is connected to mains water, electricity, and drainage. Heating is provided via wall-mounted electric panels.



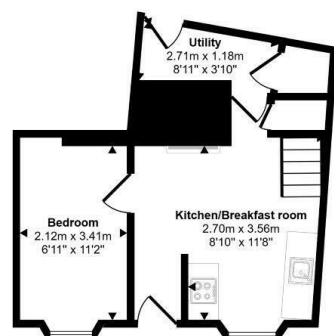




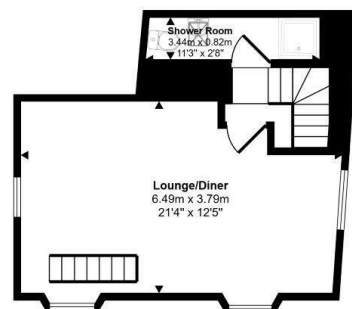
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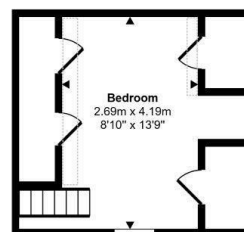
Approx Gross Internal Area
80 sq m / 860 sq ft



Ground Floor
Approx 30 sq m / 319 sq ft



First Floor
Approx 31 sq m / 336 sq ft



Second Floor
Approx 19 sq m / 205 sq ft

 Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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	3	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 