

The Beach House, Port Isaac, North Cornwall





An elegant and substantial semi-detached, period house, situated in a no-through lane on the edge of the village, **with breathtaking views**, lovely gardens and parking for six cars.

Summary of accommodation

Ground Floor: Conservatory with balcony | Kitchen/dining room | Sitting room | Games room | Cloakroom | Utility room | Sauna with adjacent shower and store

First Floor: Principal bedroom with en suite bath/shower room and walk-in wardrobe | Two further en suite bedrooms

Second Floor: Three further en suite double bedrooms | Seventh double bedroom/study | Laundry room

Outside: Parking for six cars | Under deck storage space | Lawned gardens | Courtyard | Coastal side al fresco dining terrace

Gross Internal Floor Area 3,415 sq ft (317 sq m)

Distances

Wadebridge 7 miles, Polzeath and Daymer Bay, both 6 miles, A39 5 miles, Newquay Cornwall Airport 20 miles, Bodmin Parkway 17 miles
(All distances and times are approximate)



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The Location

Historically Port Isaac was home to a pilchard fishing fleet, and although fishermen still land their catch, the village is now more well known as the setting for the TV series Doc Martin starring Martin Clunes, and home of the Fisherman's Friends shanty singers. With narrow winding streets, lined with whitewashed cottages overlooking a small harbour, Port Isaac is a truly picturesque village. Set amidst rugged and magnificent coastal scenery, the area surrounding the harbour was declared a Conservation Area in 1971, preserving it from modern development and protecting the 90 or so listed buildings. The Beach House, which is not listed, is situated towards the end of a no-through lane, in a quiet setting, with no passing traffic. The views of the adjoining coastline and sea beyond are simply spectacular, and nearby is direct access to the South West Coast Path, as it runs through the village and continues the length of North Cornwall's rugged Atlantic coastline. The village has a Co-op convenience store, a GP surgery, a primary school and a RNLI lifeboat station, and a wonderful range of eateries, cafés and pubs, most notably, Restaurant Nathan Outlaw, which holds a Michelin star. The market town of Wadebridge is home to the Royal Cornwall Showground and is about 8 miles distant. The town offers an eclectic mix of independent shops, pubs, restaurants, galleries and boutiques, and is central for cycling the Camel Trail between Padstow and Bodmin.



The property

The Beach House is a substantial semi-detached Victorian home, which has been let to holiday guests over many years, providing a proven rental income, see www.beachhousecornwall.co.uk. The house is well presented and is a lovely example of a generously sized family home of the period, with painted and rendered exterior walls, tall sash windows and a Cornish slate roof decorated by carved barge boards and ornate ridge tiles. The accommodation is arranged over three floors, with the ground floor comprising a large full width conservatory and balcony to the front, a sitting room, games room, kitchen/dining room, utility and sauna with shower room. The house is well-proportioned with all the principal rooms being generously sized, with high ceilings and all offering outstanding views.

The kitchen/dining room is very much at the heart of this wonderful home and caters for a house full of guests with ease. There is an AGA, a large electric range, and two dishwashers and a granite topped island. Exposed wooden floorboards extend the length of this lovely room, and in the dining area, is a floor to ceiling stone-built chimney breast with slate hearth.



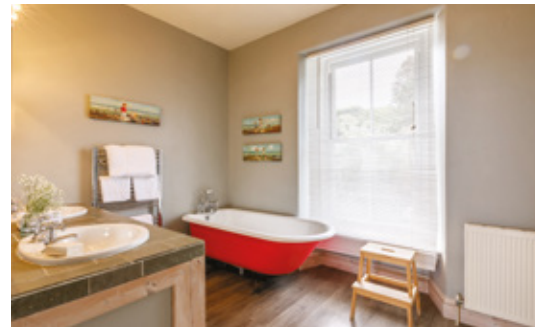
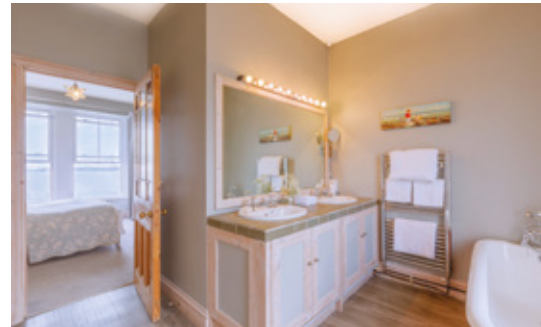
The sitting room features a large brick-built fireplace with heavy timber mantle and woodburning stove, and double doors lead through to the conservatory, a superb full width room which offers space, light and views in abundance. The games room has a large atrium, allowing natural light and a sauna with shower room. The upper two floors comprise seven bedrooms in total, with six of them benefitting from en suite shower or bathrooms.

Parking and Garden

Parking is a premium in the village and The Beach House has the huge advantage of benefitting from six parking spaces. In addition is a gated terrace adjoining the parking bay opposite The Beach House on the no-through lane, which provides a superb setting for al fresco dining, with sublime coastal views as the backdrop. To the rear is a south-facing, paved courtyard with steps rising to the lawned garden. The rear garden is split-level with two lawns, one of them offering a further timber dining deck.

Services

Mains water, electricity and drainage. Oil-fired central heating.



Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (PL29 3SG)

Follow the A39 Bude to Wadebridge road in the direction of Camelford. At Collan's Cross, take the B3314, to Port Isaac, Tintagel Castle and the British Cycling Museum. Cross the B3266 at Camelford Station towards Port Isaac, continuing on the B3314. After five miles turn right, onto the B3267 to Port Isaac, Port Gaverne and Trewetha. Continue into Port Isaac on Trewetha Lane, following the signs for Port Gaverne and follow the road through the village, passing the shops on your left, still heading towards Port Gaverne. As you reach New Road Car Park on your left, fork right into The Terrace and The Beachhouse will be found further along on the right, with ample parking opposite.

What3words: muscular.taller.fishery

Property information

Tenure: Freehold

Local Authority: Cornwall Council (www.cornwall.gov.uk)

Council Tax: E

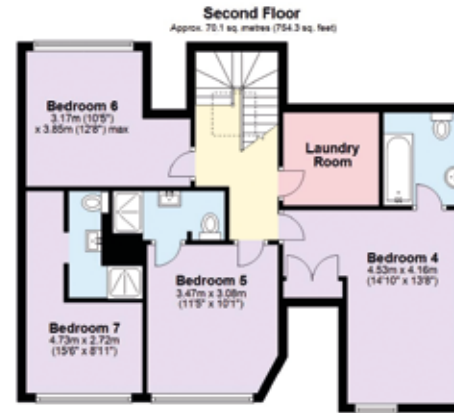
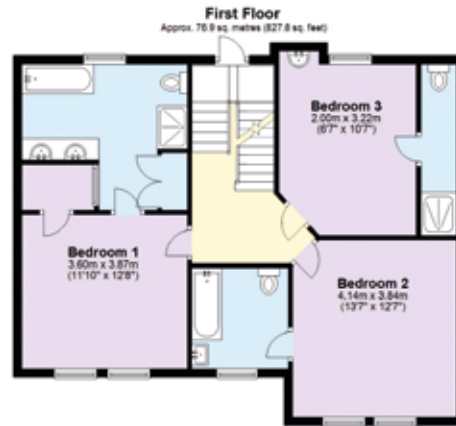
EPC Rating: E

Offers in excess of £1,500,000

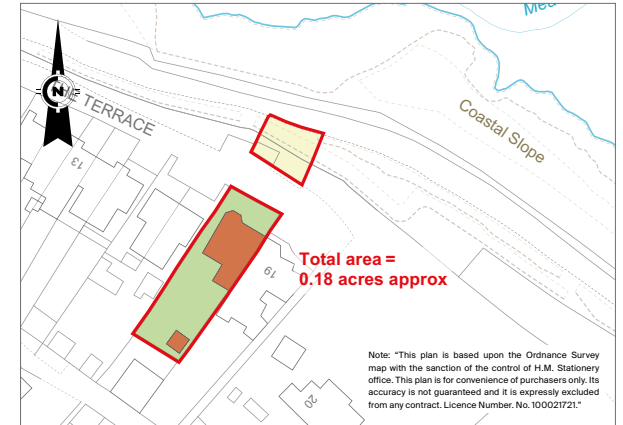


**Approximate Gross Internal Floor Area
3,415 sq ft (317 sq m)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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