



7 New Road

Port Isaac

Guide Price: £450,000

JB ESTATES

EST.  1971

7 New Road

Port Isaac, PL29 3SD

7 New Road is a substantial detached three-bedroom house situated in an elevated position just off New Road. Set on a large corner plot, the property offers fantastic scope to redevelop or renovate, and enjoys private driveway parking, a double garage with glimpses of the sea. 7 New Road is well-located and just a short walk of Port Isaac Harbour and the village amenities.

- A large, detached property on a generous corner plot with an elevated garden and shared driveway access to 5 New Road.
- Well-proportioned accommodation with three bedrooms, one bathroom, 2 WCs.
- Would now benefit from redevelopment or renovation, subject to the necessary planning permissions.
- Double garage and workshop to the rear.
- Distant sea views looking towards Tintagel Head and the Harbour.
- Offered as a chain-free sale.
- In all approximately 1275.6 Sq. ft (118.5 sq. mtrs.)
EPC Band E.

Port Isaac Harbour 0.3 miles, Polzeath 6 miles, Rock 6 miles, Wadebridge 8 miles, Bodmin Parkway 17 miles, Newquay Airport 20 miles, Truro 32 miles, Exeter 66 miles.

Viewings by appointment

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FREEHOLD



THE PROPERTY

This detached two-storey house was a much-loved and spacious family home set in a convenient central position on New Road. Occupying a prominent corner plot in all approx. 0.221-acres. 7 New Road would now benefit from modernisation or redevelopment subject to necessary planning permissions, and the existing footprint offers fantastic scope for a buyer to add their own stamp. The property enjoys an elevated position with distant sea glimpses towards Tintagel Head.

ACCOMMODATION

GROUND FLOOR: Entrance hall | Open plan kitchen & dining room with external door | Separate sitting room with wood burner | Utility room | WC | Porch and side door.

FIRST FLOOR: Three double bedrooms | Bathroom | WC | Storage cupboard.

OUTSIDE

Located on the corner along New Road, the property enjoys driveway parking to the front that leads round to the rear of the property. At the rear there is a courtyard patio with access to a double garage and a separate workshop.

SERVICES

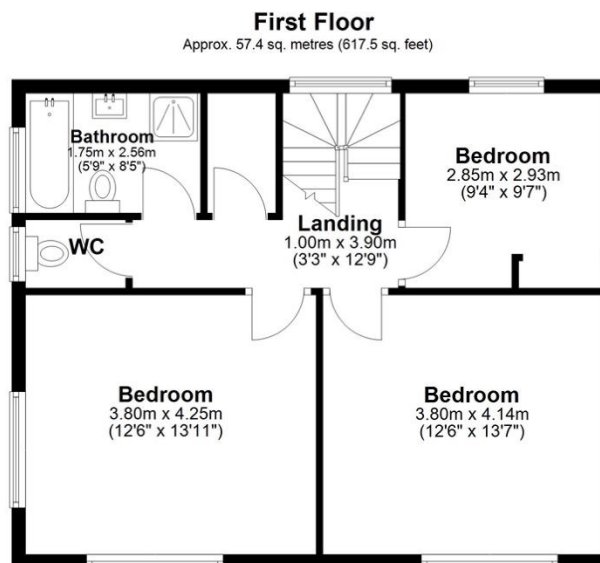
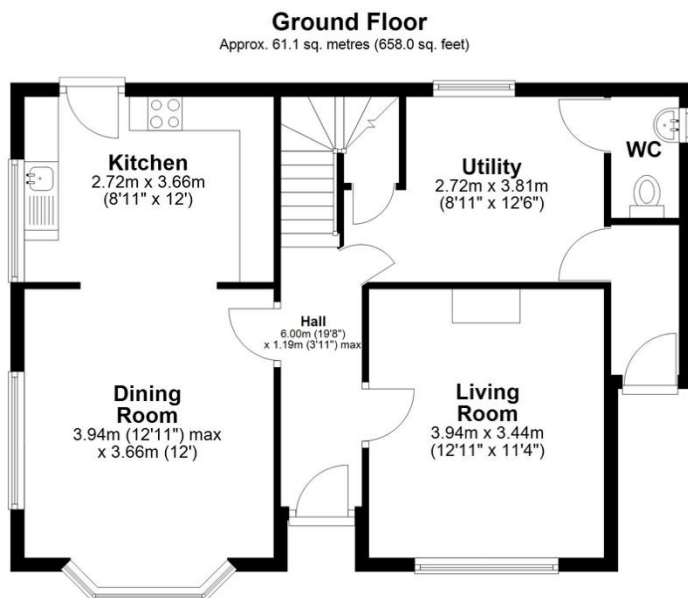
Mains water, drainage and electricity. Oil fired central heating.

LOCATION

Port Isaac is a popular holiday destination and residential village on the rugged North Cornwall coast, famed for its historic fishing harbour, quaint winding streets and scenic coastal walks. Loved by millions as Portwenn in ITV's Doc Martin and the birthplace of The Fisherman's Friends, Port Isaac has several good places to eat and drink, all within walking distance of the property. These include two of Nathan Outlaws eateries, The Port Gaverne Hotel & Pilchards, and The Golden Lion. Most everyday shopping requirements can be met in Port Isaac at the Co-Op but the market town of Wadebridge, with an inspiring collection of independent shops, is only about 8 miles distant. The Port Isaac surgery is located just up the road from the Co-Op.



AGENTS NOTES: The adjacent detached property, 5 New Road is also for sale by separate negotiation. It comprises a 6-bedroom house that is currently arranged as a 2-bedroom ground floor flat with a 4-bedroom maisonette above.



Total area: approx. 118.5 sq. metres (1275.6 sq. feet)
7 New Road, Port Isaac, Cornwall

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Pavilion Building, Rock, Cornwall PL27 6JU
01208 862601
sales@johnbrayestates.co.uk

www.johnbrayestates.co.uk

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