

5 NEW ROAD
PORT ISAAC



JB ESTATES

EST. 1971

5 NEW ROAD

Port Isaac, PL29 3SB

Occupying a prominent position in the heart of Port Isaac, this substantial detached property enjoys views across the coastline and out to sea. Currently arranged as two self-contained apartments, ideal for multi-generational living, 5 New Road presents a rare opportunity for sympathetic refurbishment or reconfiguration. With the potential to be transformed into a spacious and elegant single-family home, it offers flexibility and significant scope for enhancement.

- 2-bedroom apartment on ground floor (EPC Band D)
- 4-bedroom apartment arranged across the first and second floors with external access (EPC Band E).
- Far-reaching coastline and sea views from the house & garden – plot size 0.221-acres approx..
- Central village location with easy access to Port Isaac's harbour and the village amenities.
- Generous garden wrapping around the side of the property.
- In all approximately 2,086.1 Sq. ft (193.8 sq. mtrs.)

Port Isaac Harbour 150 yards, 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

Offers Over: £625,000

FREEHOLD



THE PROPERTY

5 New Road is a substantial six-bedroom detached slate hung Victorian property arranged over three floors, enjoying an elevated position with far-reaching coastal views. Currently arranged as two separate apartments; a two-bedroom flat on the ground floor and a four-bedroom maisonette on the first and second floors, this versatile property offers exceptional scope for reconfiguration or redevelopment. Conveniently located just a short stroll from Port Isaac harbour and Port Gaverne cove.

ACCOMMODATION

GROUND FLOOR: Stained glass entrance Hall | Sitting room | Kitchen | 2 Double bedrooms (one with sea views) | Family bathroom

FIRST FLOOR: Sitting room | Kitchen | Double bedroom | Single bedroom | Family bathroom | W.C. | External staircase leading to garden

SECOND FLOOR: 2 Double bedrooms

OUTSIDE

Accessed via steps from New Road, the property enjoys a generous sized lawned garden that wraps around the side of the property and a small rear patio. (The garden is shared with No 7 New Road). An external staircase on the left-hand side provides private access directly to the first-floor apartment.

SERVICES

Mains water, electricity and drainage. 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, is only about 8 miles away.



AGENTS NOTES: The adjacent detached property, 7 New Road is also for sale by separate negotiation. It comprises a 3-bedroom house that would benefit from modernisation.



Total area: approx. 193.8 sq. metres

5 New Road, Port Isaac

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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