



87 Fore Street
Port Isaac
Guide Price: £425,000

JB ESTATES
EST. 1971

87 Fore Street,
Port Isaac, PL29 3RF

This whitewashed terraced cottage is situated in a central, elevated position close to the village amenities, coast path and the Harbour. Offering far reaching views of the sea and coastline from many of the rooms and garden, this well-proportioned property offers comfortable accommodation across its three floors, a large garden and plenty of parking.

EPC F.

- Arranged over three floors with three bedrooms and one bathroom.
- Fully equipped kitchen with vaulted ceilings leading to a dining room, a sitting room and a sunny rear conservatory.
- A large rear lawned garden and patio with beautiful village and sea views.
- Allocated parking for at least two vehicles and a small stone outbuilding.
- Offered as a chain-free sale.
- Currently a holiday let on Air BnB, and previously a much-loved family home.
- In all, approximately 981.7 Sq. ft (91.2 sq. mtrs.)

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

Available for the first time in over 50 years, 87 Fore Street is a three-storey terraced stone cottage with lovely sea views, private parking and a large rear garden. Situated in an elevated and peaceful position on Fore Street, the property is well-proportioned throughout with a modern open plan kitchen/dining room and a separate sitting room leading to a sunny rear conservatory, providing access to an enclosed garden. Upstairs, there are two double bedrooms and a family bathroom. On the top floor, the airy principal bedroom has views across the village and out to sea.

ACCOMMODATION

GROUND FLOOR: Modern kitchen with a high ceiling and rooflights | Semi open plan dining room | Sitting room with an electric feature fireplace | Sunny rear conservatory with coastline views.

FIRST FLOOR: Two double bedrooms | Family bathroom.

SECOND FLOOR: Principal bedroom with vaulted ceiling, and far-reaching sea and village views.

OUTSIDE

Located just off Fore Street, the property enjoys a large lawn and patio garden with sea views to the rear. To the front, there is private parking for a minimum of two vehicles along with a small stone outbuilding.

SERVICES

Mains water, electricity, and drainage. Modern electric Rointe panel heating.

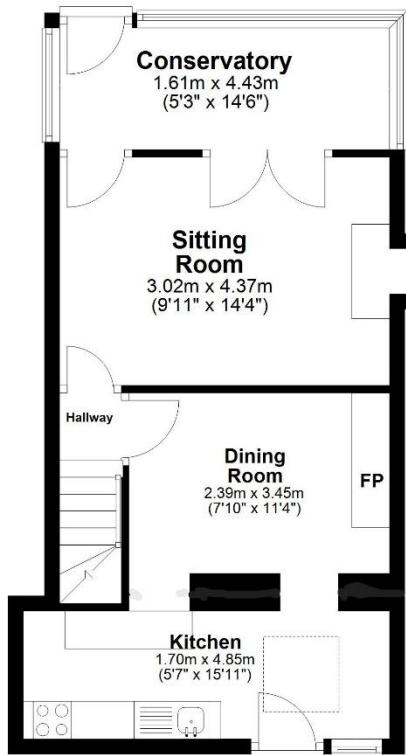
LOCATION

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.



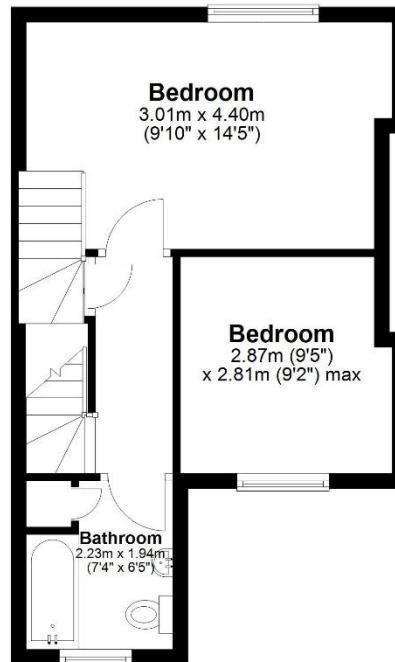
Ground Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



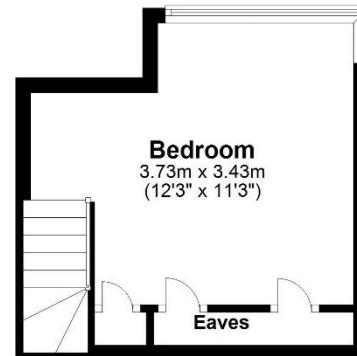
First Floor

Approx. 32.8 sq. metres (352.8 sq. feet)



Second Floor

Approx. 16.7 sq. metres (179.5 sq. feet)



Total area: approx. 91.2 sq. metres (981.7 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only
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