GARFIELD HOUSE PORT ISAAC



GARFIELD HOUSE

8 The Terrace, Port Isaac PL29 3SG

An imposing and substantial three-storey, seven-bedroom period property set in an elevated position on The Terrace, close to Port Isaac Harbour. In need of renovation and refurbishment, Garfield House offers uninterrupted sea views across to Tintagel Head and is situated on a large plot stretching back to Tintagel Terrace. EPC Band E.

- Large kitchen, an open plan sitting/dining room and utility area.
- Uninterrupted sea views across Port Gaverne along the rugged coastline towards Tintagel.
- Seven bedrooms, two bathrooms, WC.
- Enclosed front and rear gardens.
- Driveway parking and a double garage.
- An exciting renovation project, subject to the necessary planning permissions.
- In all approximately 2,358 sq. ft (219 sq. m)

Port Isaac Harbour 0.4 miles, Polzeath 6 miles, Rock 7 miles, Wadebridge 8.5 miles, Bodmin Parkway Station 16 miles, Newquay Airport 21 miles, Truro 33 miles, Exeter 67 miles

Viewings by appointment

Guide Price £750,000

Freehold















THE PROPERTY

Garfield House is an impressive period home with stunning uninterrupted views out to sea across the rugged North Cornish coastline. It is conveniently located along The Terrace, close to all the village amenities, the infamous harbour, and the peaceful Port Gaverne. Arranged over three floors, the property oozes character with high ceilings and spacious rooms. It comprises seven bedrooms and two bathrooms with spacious living accommodations throughout. This is an exciting opportunity for a prospective buyer to acquire a renovation project with immense potential, close to the sea.

THE ACCOMMODATION

Ground Floor: Entrance porch and hallway | Large open plan sitting/dining room, a large kitchen with an AGA | Utility room & a shower room | Two sets of stairs to

First Floor: Master bedroom with a large bay window to enjoy the sea views | Three further bedrooms | A bathroom & W.C | A versatile sunroom to the rear with access to the garden.

Second Floor: Three bedrooms and a utility/storage room with a sink.

OUTSIDE

The property is accessed via steps up and a path through the front garden off The Terrace. There is a side gate to access the rear lawn and patio garden leading to the double garage and parking off Tintagel Terrace.

SERVICES

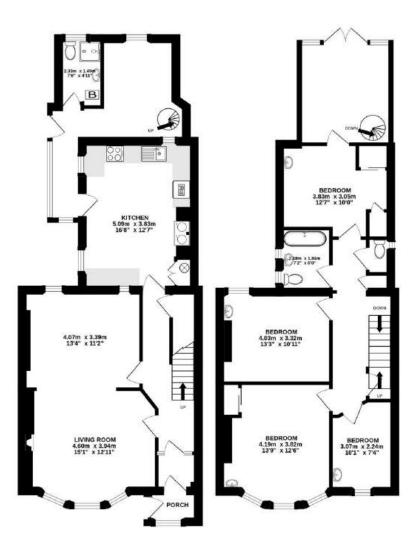
Mains water, drainage and electricity. Oil central heating.



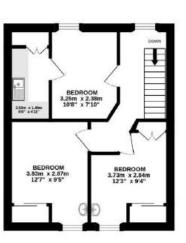












Ground Floor – 856 Sqft First Floor – 775 Sqft Second Floor - 427 Sqft Garage – 300 Sqft

TOTAL FLOOR AREA: 219.0 sq.m. (2358 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only Made with Metropix ©2024

What 3 Words
///outlast.crows.strapping





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

IMPORTANT NOTICE John Bray Estates have prepared these details as a brief description of the property as they know it. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It cannot be assumed that the property has all necessary planning, building regulation, other consents or clear title and John Bray Estates will not have tested any services, equipment or facilities. No responsibility is taken for any travelling expenses incurred should the property prove to be inaccurately described or withdrawn. A buyer is advised to obtain verification on all matters from their solicitor.