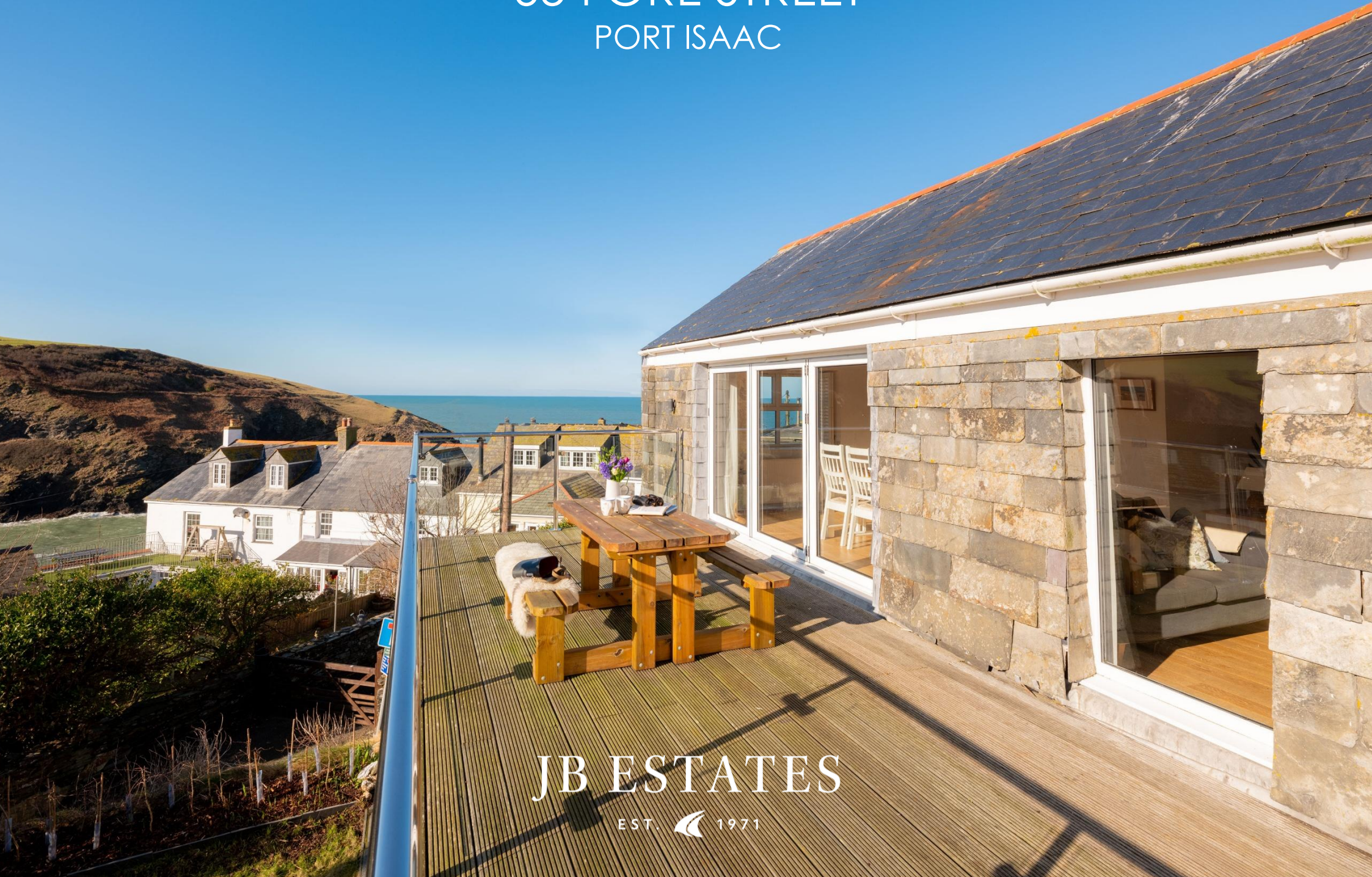


65 FORE STREET PORT ISAAC



JB ESTATES

EST.  1971

65 Fore Street

Port Isaac, PL29 3RF

Commanding an elevated position on Fore Street, No. 65 offers comfortable living accommodation with a large sea facing balcony boasting coastal views right across the village, harbour and out to sea. The property offers light filled spaces along with on-site parking and a garage, a rarity so close to the Harbour. EPC Band G.

- Three bedrooms (one en-suite) and a large family bathroom.
- Private driveway parking for one vehicle leading to the large garage and a small lawned front garden and patio.
- A generous and sunny balcony has lovely views towards the Harbour and out to sea.
- Light filled open plan kitchen/dining/sitting room with wood burner.
- Currently a much-loved private family holiday home.
- Prominent position on Fore Street, just a short stroll to all the local amenities and the historic Harbour.
- In all, it is approx..1,761 sq. ft (163.6 sq. m.)

Port Isaac Harbour 150 yards, Polzeath 6 miles, Rock 7 miles, Wadebridge 8 miles, Bodmin Parkway 17 miles, Newquay Airport 20 miles, Truro 32 miles, Exeter 66 miles.

Viewings by appointment

Guide Price £695,000

FREEHOLD





THE PROPERTY

Built-in circa 1850, No 65 is a substantial detached home located on Fore Street, close to the historic Port Isaac Harbour. Well-presented throughout and arranged with comfortable reverse-style living accommodation with spacious vaulted ceilings. Flooded with natural light, there are three double bedrooms (one en-suite), one family bathroom, along with a large open-plan kitchen/dining/sitting room with a modern log burner and bi-fold doors flowing out onto a large sunny balcony. There is one parking space, a large garage with internal access, a small lawned front garden and patio, and at the rear, there is a wood store.

THE ACCOMMODATION

GROUND FLOOR: Entrance porch | Two double bedrooms with plantation shutters | Family bathroom | Internal access to the integral garage | Storage cupboard

FIRST FLOOR: Open-plan kitchen/dining/sitting room with a modern log burner and bi-fold doors to the balcony | Principal bedroom with built-in double wardrobe and an en-suite shower room.

LOCATION

Port Isaac is a popular holiday destination and residential village in North Cornwall, famed for its historic fishing harbour, quaint winding streets and scenic coastal walks. Nearby, in Rock and Daymer Bay, conditions are ideal for sailing, water-skiing, and windsurfing, as well as the renowned St Enodoc Golf Club offering two excellent 18-hole courses. Port Isaac has several good places to eat and drink, all within walking distance, including two of Nathan Outlaw's eateries. Locally, there are also many excellent restaurants and pubs, including The Port Gaverne Hotel, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. Most everyday shopping requirements can be met in Port Isaac, but the market town of Wadebridge, with an inspiring collection of independent shops, is only about 8 miles away.

SERVICES

Mains water, drainage and electricity. Propane bottled gas central heating.



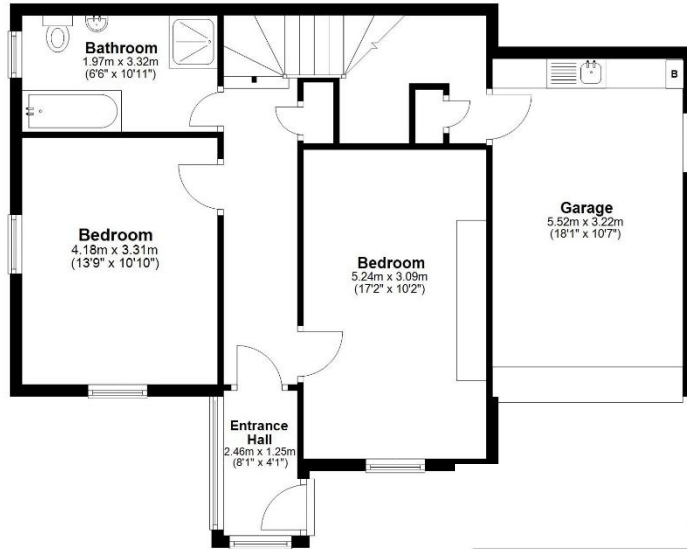
OUTSIDE

65 Fore Street enjoys a large sunny balcony on the first floor, which makes the most of the views across the village, the harbour wall and out to sea. There is one parking space in front of a large garage with both internal and external access. A small lawned front garden with a patio terrace and a rear wood store, completes the accommodation.



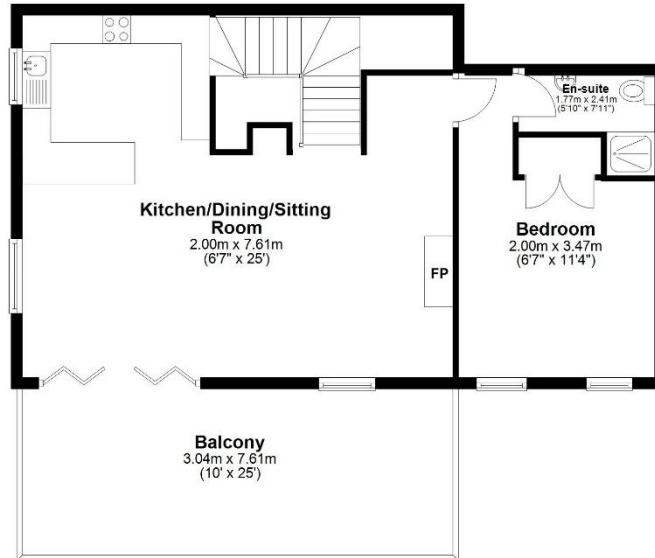
Ground Floor

Approx. 74.7 sq. metres (803.8 sq. feet)



First Floor

Approx. 88.9 sq. metres (957.3 sq. feet)



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.

Total area: approx. 163.6 sq. metres (1761.0 sq. feet)

Port Isaac Harbour



Port Gaverne

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