



13 MIDDLE STREET

Port Isaac

Guide Price: £295,000

JB ESTATES

EST.  1971

13 Middle Street

Port Isaac, PL29 3RH

Situated in the heart of Port Isaac, just a short walk from the harbour, 13 Middle Street offers the opportunity to secure a Grade II listed terraced fisherman's cottage in this iconic fishing village. Featuring charming interiors and glimpses of the harbour, this 2-bedroom property provides plenty of potential for renovation or refurbishment, allowing the buyer to put their own mark on a traditional coastal home.

- Open plan dining and sitting room with a fully equipped galley style kitchen
- Two double bedrooms and a family bathroom
- Desirable location with easy access to Port Isaac's harbour and village.
- Scope to modernise and/or renovate
- Low maintenance, lock-up & leave opportunity with contents available via separate negotiation (minus personal effects).
- In all, approximately 561.7 Sq. ft (52.2 sq. mtrs.) EPC Band F.

Port Isaac Harbour 50 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

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FREEHOLD





THE PROPERTY

This 2-bedroom Grade II listed stone cottage is located just 50 yards from the historic harbour. Arranged across three floors, this terraced property includes an open-plan living and dining area leading through to a galley-style kitchen. Upstairs, two double bedrooms provide glimpses of the harbour, along with a family bathroom. Currently a holiday let, this low-maintenance cottage is an ideal bolthole, within easy reach of the stunning Southwest Coast Path, with renowned eateries, and the picturesque harbour all just a leisurely stroll away.

ACCOMMODATION

GROUND FLOOR: Open plan living/dining room | Fully equipped kitchen

FIRST FLOOR: Double bedroom | Family bathroom

SECOND FLOOR: Double bedroom with glimpses of the harbour

SERVICES

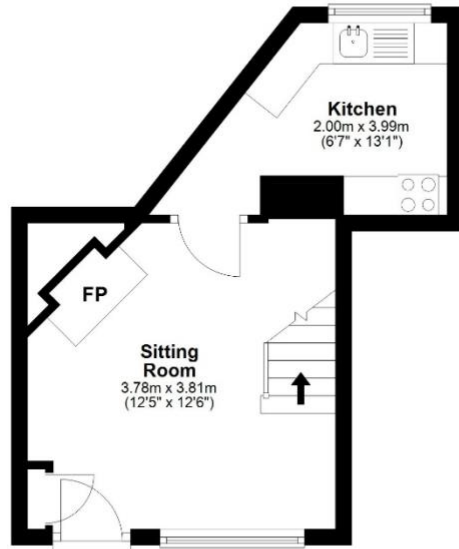
Mains water, electricity, and drainage. Nighttime storage heaters.

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 about 8 miles away. The Port Isaac primary school and surgery is located just up the road from the Co-Op.

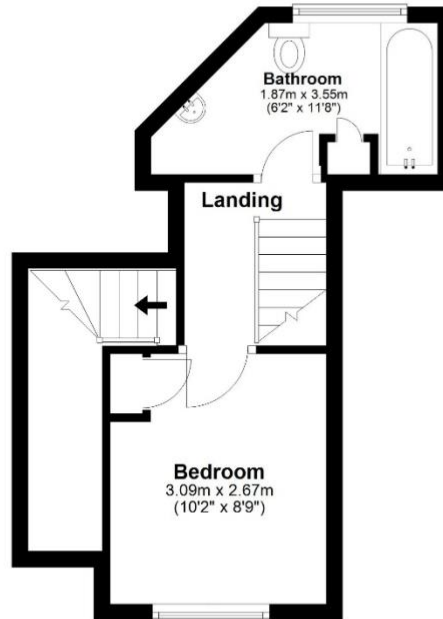
Ground Floor

Approx. 21.1 sq. metres (227.5 sq. feet)



First Floor

Approx. 22.3 sq. metres (240.0 sq. feet)



Second Floor

Approx. 8.7 sq. metres (94.2 sq. feet)



Total area: approx. 52.2 sq. metres (561.7 sq. feet)

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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