



# SEAGULL COTTAGE

Port Isaac

**Guide Price: £410,000**

**JB ESTATES**

EST.  1971



## Seagull Cottage

2 Rose Hill, Port Isaac, PL29 3RL

**Tucked away in the heart of Port Isaac, this charming 2-bedroom fisherman's cottage is located just a stone's throw from the picturesque harbour and village amenities. Providing original features throughout, Seagull Cottage is a cosy seaside bolthole that has been sympathetically refurbished to a high standard. EPC Band D.**

- Two double bedrooms, one bathroom.
- Open plan kitchen, dining and sitting room with harbour glimpses from the window seat.
- Sought after location with easy access to Port Isaac's harbour and village amenities.
- Views across the bay to Doc Martin's cottage from the main bedroom.
- Traditional features such as slate flooring and exposed wooden beams.
- Low maintenance, lock-up & leave opportunity with contents available via separate negotiation (minus personal effects).
- In all, approximately 584 Sq. ft (54.2 sq. m.)

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

Just a stone's throw from the harbour and popular eateries in the historic fishing village of Port Isaac, Seagull Cottage is a delightful, white-washed fisherman's cottage, tucked away on Rose Hill. The property offers a luxurious two-bedroom bolthole with open-plan living/kitchen/dining room. Formerly "Demelza's" gift shop, Seagull Cottage benefits from character features throughout such as the flagstone slate flooring and exposed wooden beams. The property has been a much-loved private holiday home for decades but would make for an excellent investment property.

## ACCOMMODATION

**GROUND FLOOR:** Stable door into open plan living/kitchen/dining room with bay window and woodburning stove | Understairs storage | Stairs leading up to:

**FIRST FLOOR:** Two double bedrooms (one with harbour views) | Family Bathroom

## SERVICES

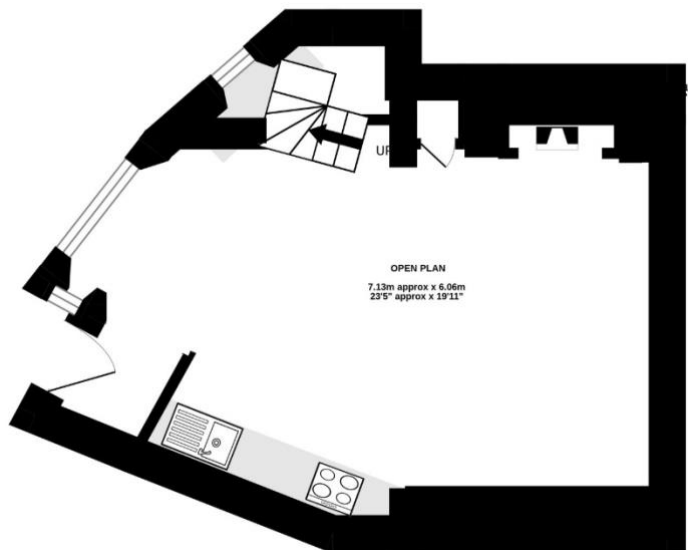
Mains water, electricity, and drainage. Electric heating

## LOCATION

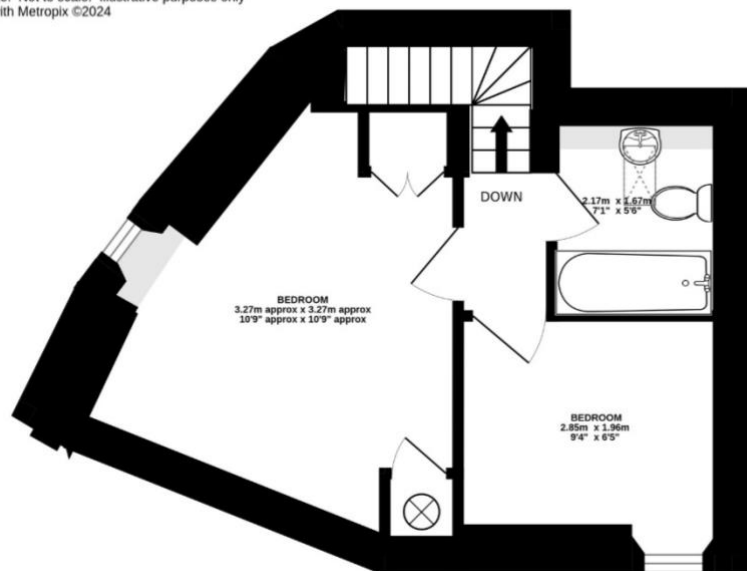
Port Isaac is a popular holiday destination and residential village on the rugged North Cornwall coast, famed for its historic fishing harbour, quaint winding streets and scenic coastal walks. Loved by millions as Portwenn in ITV's Doc Martin and the birthplace of The Fisherman's Friends, Port Isaac 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 a great collection of independent shops, is 8 miles away. The Port Isaac surgery is located just up the road.







**TOTAL FLOOR AREA : 54.2 sq.m. (584 sq.ft.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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