



Merlin's View

9 Tintagel Terrace, Port Isaac

Guide Price: £550,000

JB ESTATES

EST.  1971

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**9 Tintagel Terrace, Port Isaac,
PL29 3SE**

A very well-presented 3-bedroom end-of-terrace house commanding an elevated position in Port Isaac with far-reaching views across the Atlantic Ocean towards Tintagel Head. Merlin's View offers comfortable and spacious accommodation that flows effortlessly from room to room, with an elevated sea-facing deck and garden below, private off-road parking, and a large garage. EPC Band E

- Panoramic sea and countryside views around the coast up to Tintagel Head.
- Three-bedrooms, family bathroom, separate W/C.
- Spacious living room with log burner and a separate conservatory with sea views.
- Open-plan kitchen/dining room.
- Sea-facing raised deck with lawned garden and additional deck below.
- Off-road parking for 1 vehicle to the front and a large garage to the rear.
- Situated within short walking distance to the village amenities, Port Isaac Harbour, and Port Gaverne.
- In all, approximately 1,078 sq. ft (100.1 sq. m).

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

Guide Price £550,000

FREEHOLD



OVERVIEW

Situated on Tintagel Terrace, Merlin's View is a substantial three-bedroom property offering stunning panoramic sea views across to Tintagel Head. Boasting a large open-plan kitchen/dining room, a spacious living room with a log burner and a conservatory that enjoys sea views and direct access out onto the sea-facing elevated decking. Upstairs, the property has three bedrooms, (2 enjoying sea views), and a family bathroom. Merlin's View is currently a holiday let but would equally suit as a primary residence or private holiday home.

THE ACCOMMODATION

GROUND FLOOR: Entrance into open-plan kitchen/dining room | W.C. | Living room with log burner, bay window and sea views | Conservatory with sea views

FIRST FLOOR: 2 double bedrooms (1 with sea views) | Single bedroom with sea views | Family bathroom

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. The property faces across Port Gaverne, perfect for swimming and coasteering. Notable restaurants and pubs include The Port Gaverne Hotel and Pilchards, The Mote, The Golden Lion and Nathan Outlaws Fish Kitchen. 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.

OUTSIDE

The property is accessed from Tintagel Terrace via an off-road private parking bay for 1 vehicle. Steps lead down to an enclosed low maintenance courtyard with lockable storage and the external boiler and oil tank. To the rear, the property provides an elevated decking with sea views and direct access down onto the lawned garden. Furthermore, there is a large, detached garage offering further parking and lots of storage.

SERVICES

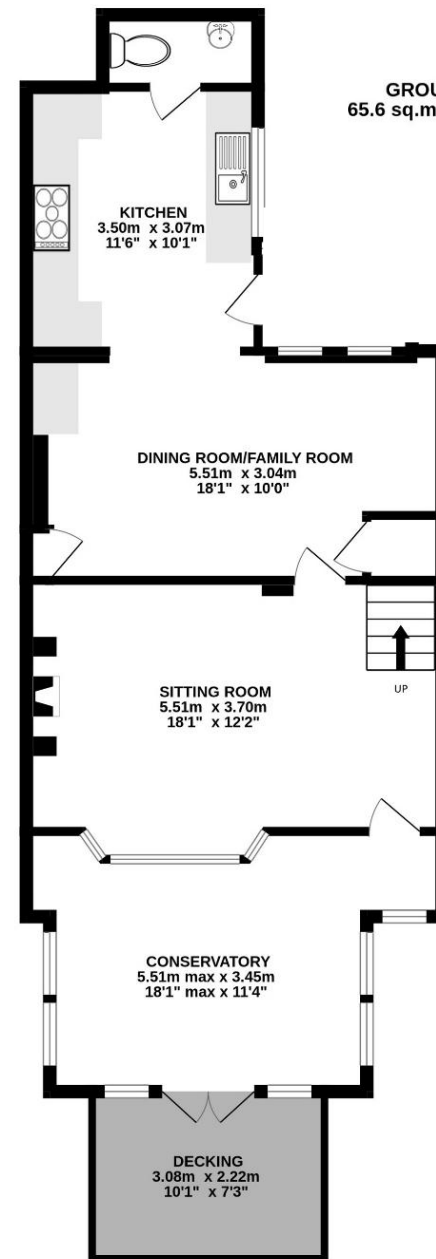
Main's water, drainage and electricity. Oil central heating.



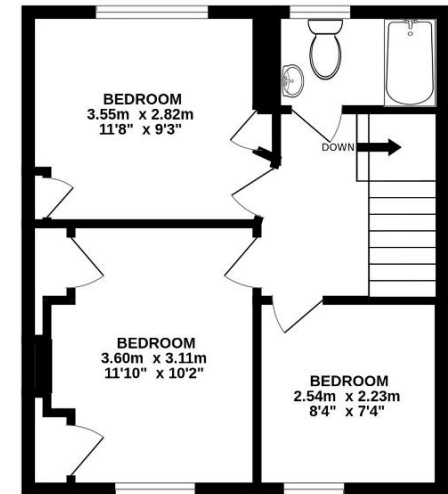


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1ST FLOOR
34.5 sq.m. (372 sq.ft.) approx.



TOTAL FLOOR AREA : 100.1 sq.m. (1078 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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