

LEAT HOUSE

PORT ISAAC



JB ESTATES

EST. 1971

LEAT HOUSE

9 Church Hill, Port Isaac, PL29 3RQ

Dating from the mid 1800s, this Grade II listed four bedroom detached property is situated in the picturesque and historic village of Port Isaac. Historically built as a house & shop (it was the main butcher / greengrocer for the village), Leat House is a traditional whitewashed stone cottage that blends timeless charm with modern comfort. Taking its name from the village leat that runs alongside the house, it retains a wealth of original features, including Delabole slate flooring, exposed wooden beams, and classic sash windows, and currently serves as a private holiday home. EPC Band E.

- Four double bedrooms, (one with harbour glimpses), a family bathroom and an en-suite shower room
- Open-plan kitchen dining room with an AGA and slate flooring leading into a sitting room with an open fireplace
- Games room/additional sitting room, a large, glazed entrance porch and a useful utility room
- Enclosed rear garden including private parking for two cars and a patio area
- Positioned just steps from the Harbour and the local amenities.
- In all about 168.8 sq.m (1816.5 sq.ft)

Port Isaac Harbour 50 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: £895,000

FREEHOLD





THE PROPERTY

Leat House is a charming four-bedroom stone property, ideally located just moments from the harbour. Rich in period features with comfortable and characterful coastal interiors, the property offers well-proportioned and spacious accommodation. The ground floor includes an open-plan kitchen and dining area with an electric AGA, a separate sitting room, a large porch used as an art studio, an additional tv snug/games room, and a utility room. Arranged over three floors, the first floor comprises three double bedrooms, two of which enjoy views over the garden, and a family bathroom. The top floor features a very spacious double bedroom with vaulted ceilings, roof lights and an en-suite bathroom.

THE ACCOMMODATION

GROUND FLOOR: Open-plan kitchen/dining room | Sitting room | Glazed Porch | Snug / Games room | Utility room | WC

FIRST FLOOR: Three double bedrooms | Family bathroom

SECOND FLOOR: Double bedroom with en-suite shower room

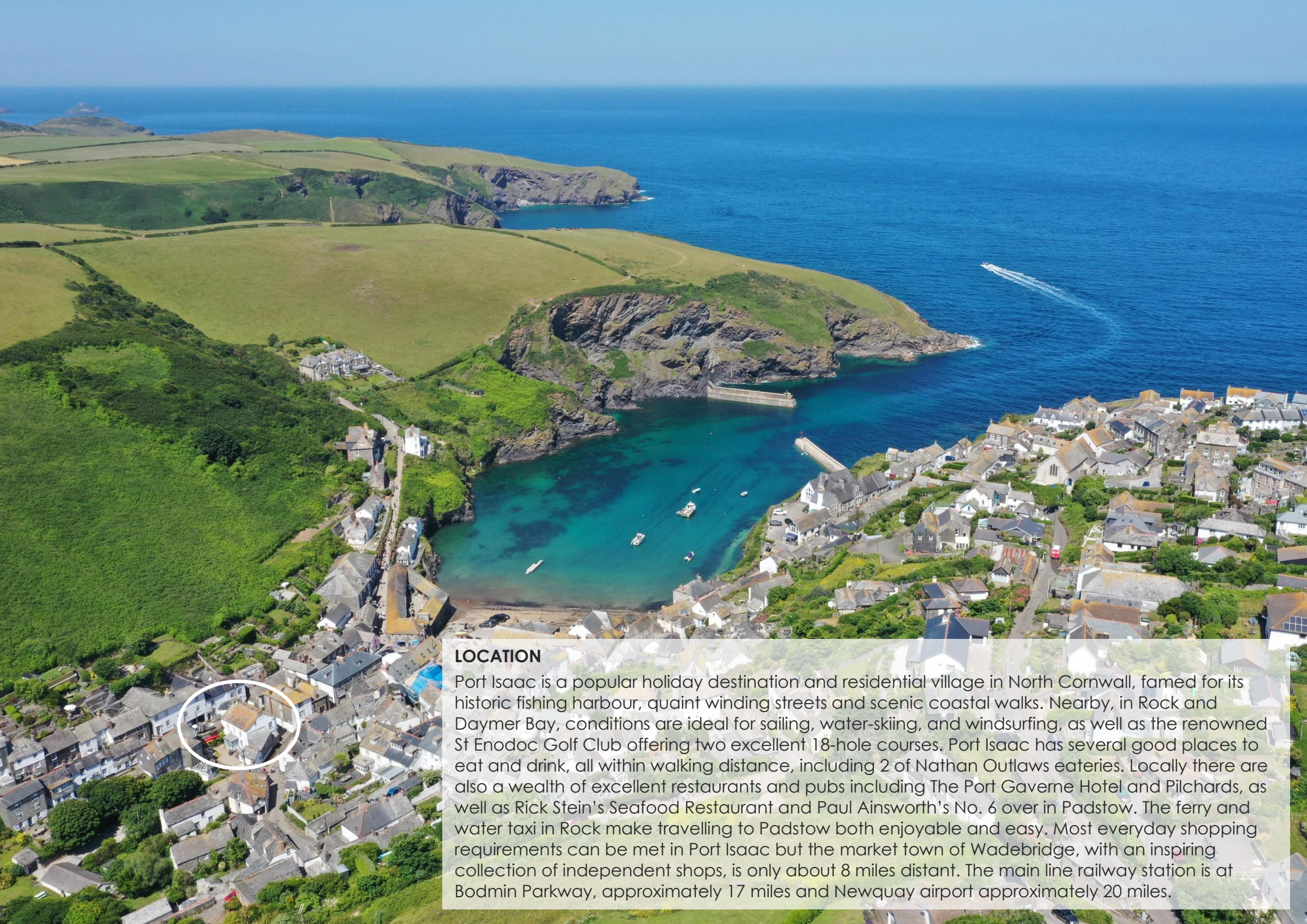
OUTSIDE

Accessed from both Church Hill and Middle Street, the property features an enclosed low-maintenance gravel garden with a sunny patio area, mature shrubs, and convenient off-road parking for two vehicles. Two additional outbuildings provide valuable storage space.

SERVICES

Mains water, electricity, and drainage. Oil-fired central heating. Electric AGA.





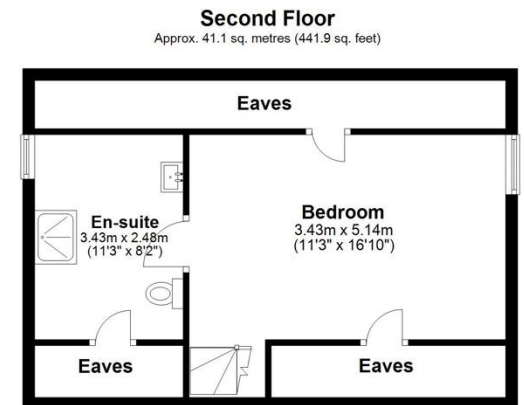
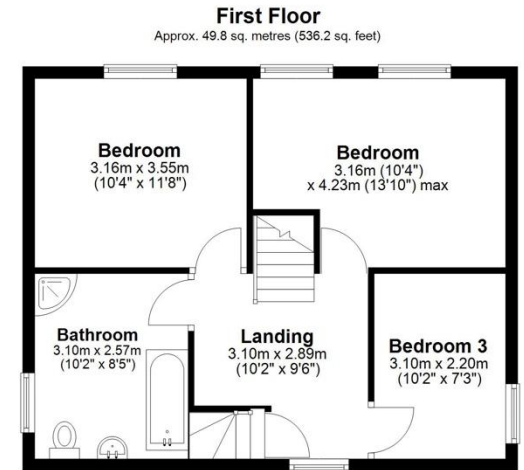
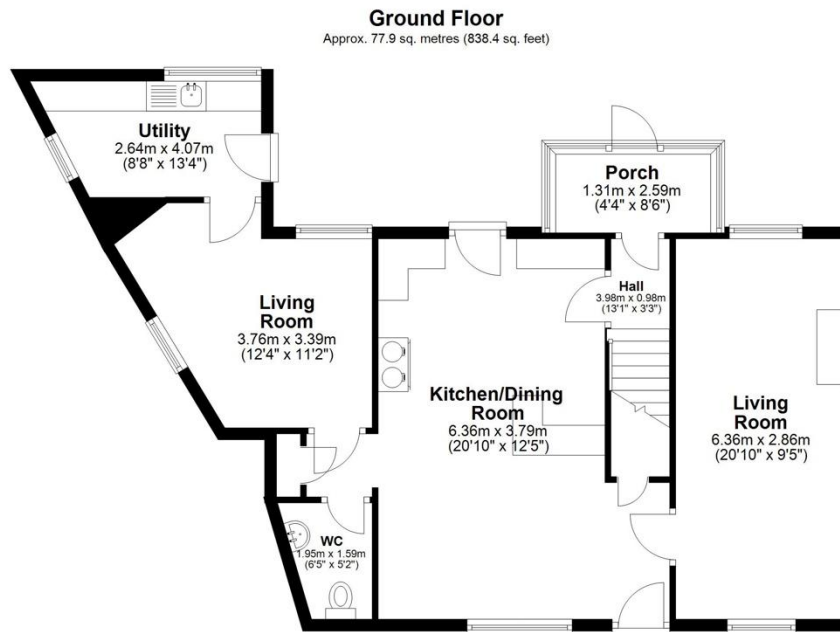
LOCATION

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 2 of Nathan Outlaws eateries. Locally there are also a wealth of excellent restaurants and pubs including The Port Gaverne Hotel and Pilchards, as well as Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 over in Padstow. The ferry and water taxi in Rock make travelling to Padstow both enjoyable and easy. 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 distant. The main line railway station is at Bodmin Parkway, approximately 17 miles and Newquay airport approximately 20 miles.

LEAT HOUSE, PORT ISAAC

Total internal floor area approx. 1816.5 sq. feet (168.8 sq. metres)

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 misstatement. 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.



JB ESTATES
EST. 1971

Pavilion Building, Rock, Cornwall PL27 6JU
01208 862601
propertysales@johnbrayestates.co.uk
www.johnbraysales.co.uk

IMPORTANT NOTICE JB 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 JB 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.