

MAY HOUSE

PORT ISAAC



JB ESTATES

EST.  1971

May House

15 Dolphin Street, Port Isaac, PL29 3RJ

Tucked away in the heart of picturesque Port Isaac, May House is a beautifully renovated Grade II listed detached two-bedroom coastal house. This period property combines original details and immense character with contemporary comforts. Enjoying an elevated position, May House boasts delightful harbour and sea views from the first floor. Inside, the interiors are beautifully finished to a very high standard, creating a welcoming and elegant retreat. Outside, a landscaped wraparound patio garden provides secluded areas to relax and entertain — from sunlit spots perfect for summer barbecues, to peaceful corners for morning coffee or a good book. A wood fired hot tub adds a touch of luxury, while practical outdoor storage maximises outdoor space.

- Two spacious ensuite bedrooms, both with sea views.
- Open plan sitting/dining room with a log burner and slate flooring
- Newly fitted kitchen with breakfast island and direct access out onto patio terrace, utility room.
- Low maintenance wrap-around patio terrace with outdoor seating, outdoor storage and a hot tub.
- Just a stroll from Port Isaac's harbour and award-winning eateries.
- Currently a popular holiday let also known as "Maren".
- In all, approx. 1,040 sq. ft (96.9 sq. m). EPC Band G.

Port Isaac Harbour 100 yards, Polzeath 6 miles, Rock 7 miles, Wadebridge 8.5 miles, Bodmin Parkway Station 16 miles, Newquay Airport 21 miles, Truro 33 miles, Exeter 67 miles

Viewings by appointment only

Guide Price £950,000

FREEHOLD





THE PROPERTY

The namesake of captain Thomas May, May House is a beautifully styled two-bedroom mid-C19 house set in an elevated position above the harbour on Dolphin Street. The open plan living/dining room is flooded with natural light, featuring slate flagstone flooring and a welcoming log burner. Seamlessly flowing into a newly fitted kitchen with a breakfast bar and AGA, it offers direct access to the patio terrace - perfect for morning coffees or entertaining family and friends. An adjacent cook's pantry completes the ground floor and a picture window on the turned-wood staircase frames the views across the harbour. Upstairs, the principal bedroom exudes luxury with a copper slipper bath, an en-suite bathroom and sweeping sea and harbour views, while the second en-suite bedroom also enjoys water views. Currently a popular holiday let, May House would equally suit as a full-time home.

THE ACCOMMODATION

Ground Floor: Open plan living/dining room with a log burner | Handmade oak Kitchen with eR3 AGA and induction hob | Cooks Pantry | Staircase with under-stairs cupboard

First Floor: Two luxury ensuite bedrooms both with sea views, rainfall showers, handmade copper slipper bath in the principal bedroom and sea views

OUTSIDE

May House is enclosed by a low-maintenance patio garden, thoughtfully landscaped with coastal planting. The terrace provides an inviting setting for al fresco dining looking out across the rooftops of the historic fishing village, complemented by a wood-fired hot tub and convenient external storage.

SERVICES

Mains water, drainage and electricity. Heating via electric boiler and radiators.





LOCATION

Port Isaac is a popular holiday destination and residential village on the rugged North Cornwall coast, famed for its historic fishing harbour, whitewashed cottages, quaint winding streets and scenic coastal walks. The setting for ITV's Doc Martin and the birthplace of The Fisherman's Friends, Port Isaac has a number of good places to eat and drink, all within walking distance of May House. These include two of Nathan Outlaws Michelin star eateries. Other notable restaurants and pubs include The Port Gaverne Hotel, The Mote and The Golden Lion. 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 8 miles away.

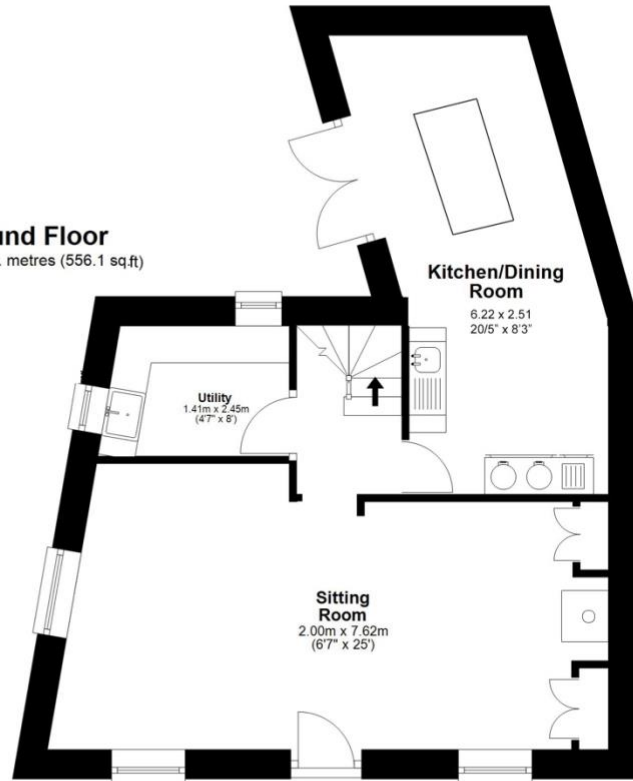


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Total area: approx. 96.6 sq. metres (1040.0 sq. feet)

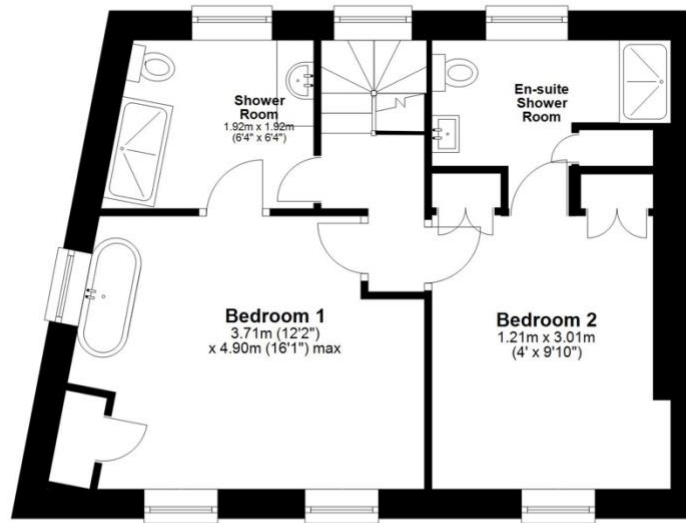
Ground Floor

Approx. 51.7 sq. metres (556.1 sq.ft)



First Floor

Approx. 45.0 sq. metres (483.9 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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