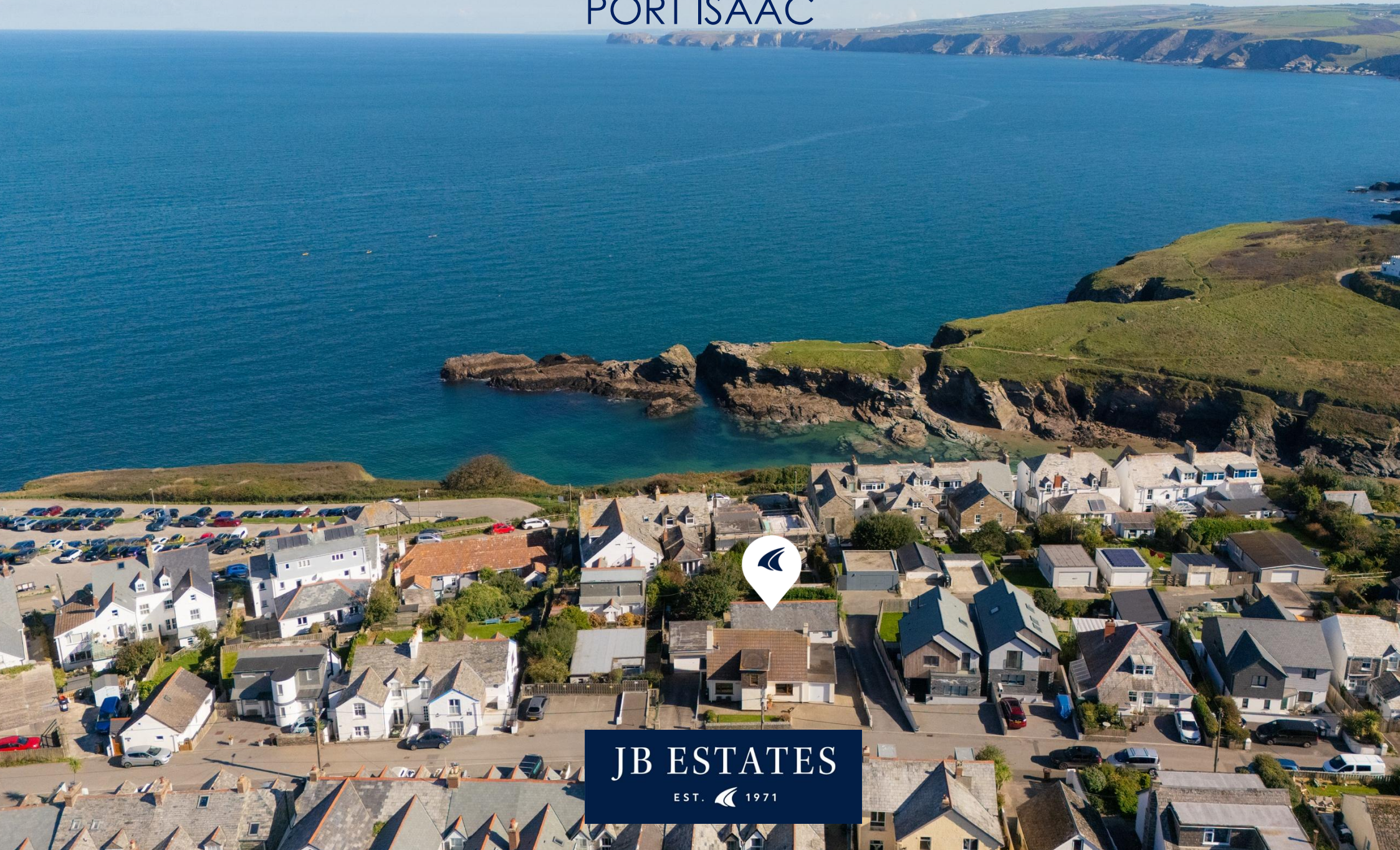


ROBANNA & LOWER MOON PORT ISAAC



JB ESTATES

EST. 1971

Robanna & Lower Moon

Tintagel Terrace, Port Isaac, PL29 3SE

This pair of two-bedroom detached dwellings are set in an elevated position on Tintagel Terrace, with driveway parking and an attached garage / storeroom. Robanna is arranged over two-floors and enjoys stunning sea views from both floors, while Lower Moon is a bungalow that is currently used as a holiday let property. Both are situated very close to Port Isaac Harbour and the village shops and amenities.

- Robanna: 2-bedrooms, 1-bathroom, with kitchen, dining room and separate sitting room, WC. EPC Band E
- Far reaching sea views across Port Gaverne and the coastline towards Tintagel
- Driveway parking and a single garage/ storeroom, with cellar storage
- Lower Moon: 2-bedrooms, 1-bathroom, open plan kitchen, dining and sitting room. Patio terrace. EPC Band E
- Versatile accommodation
- In all approximately 1941.2 sq. ft (136.2 sq. m)

Port Isaac Harbour 0.4 miles, 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

Guide Price £875,000

Freehold





ROBANNA

Robanna enjoys an elevated position in Port Isaac, commanding sweeping coastal views across the Cornish shoreline to Tintagel Head and out to sea. Well-presented yet offering scope for modernisation, this two-bedroom home represents an opportunity for a buyer to create their own bespoke coastal retreat. Arranged over two floors, the accommodation includes a kitchen/dining room, separate sitting room, family bathroom and two double bedrooms – all benefitting from sea views. Perfectly situated on Tintagel Terrace, the property lies within easy reach of the village amenities, the iconic harbour and the tranquil cove of Port Gaverne.

THE ACCOMMODATION

Ground Floor: Entrance Hallway | Kitchen/Dining room | Porch | Sitting room | W.C. | Integrated garage | Storage room (accessed via garage or garden)

First Floor: Two double bedrooms with sea views | Family bathroom

OUTSIDE

Approached via a private driveway with off-road parking, Robanna also benefits from a single integrated garage and a front garden with a patio and small lawn. To the rear, a secluded enclosed garden offers a peaceful retreat – the perfect spot to unwind in privacy after enjoying the vibrant energy of the village.

SERVICES

Mains water, drainage and electricity. LPG central 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. These include two of Nathan Outlaw's eateries. Other notable restaurants and pubs include The Port Gaverne Hotel and Pilchards, 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 about 8 miles distant.



LOWER MOON

Built in 2000, Lower Moon provides versatile ancillary accommodation to Robanna. This low-maintenance bungalow features light and airy interiors with two double bedrooms, a family bathroom, and an open-plan kitchen, dining, and living area that leads directly out onto a private sun-drenched terrace. Offering scope for a new owner to add their own personal touch, Lower Moon is perfectly suited as additional space for friends and family or as an attractive Airbnb opportunity. Situated just off Tintagel Terrace, the property is only a short stroll from village amenities and Port Isaac's harbour, making it ideally placed for enjoying everything this vibrant fishing village has to offer.

THE ACCOMMODATION

Lower Moon is arranged on one floor:

Entrance Hall with cupboard | Family bathroom | Two double bedrooms | Large open plan kitchen/dining and sitting room, with patio doors to the rear terrace

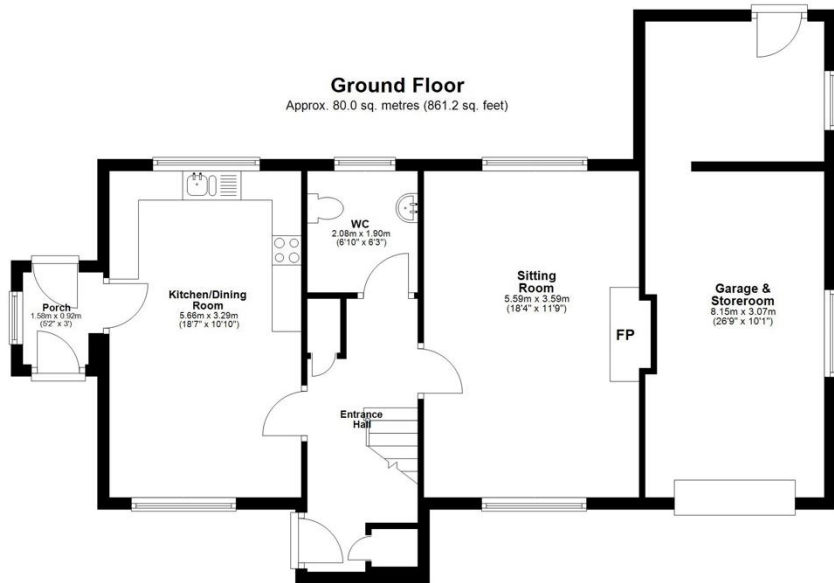
OUTSIDE

The property is accessed from the driveway with steps down to the front door. There is also a pedestrian gate at the side with a path to access the rear patio garden. A raised patio can be accessed from the sitting room.

SERVICES

Mains water, drainage and electricity. Electric night storage heating.

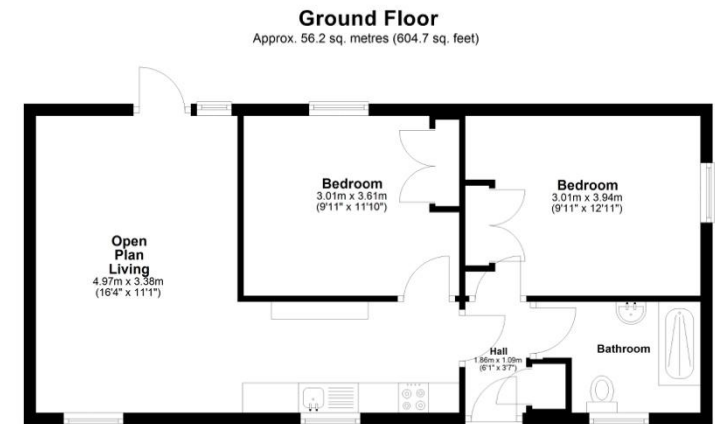




Robanna, Port Isaac
Total area: approx. 124.2 sq. metres (1336.5 sq. feet)



Lower Moon, Port Isaac



Total area: approx. 56.2 sq. metres (604.7 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.