



APPLE TREE COTTAGE

Port Isaac

Guide Price: £330,000

JB ESTATES

EST.  1971

Apple Tree Cottage

Port Isaac, PL29 3RQ

Tucked away in the heart of Port Isaac yet just a short stroll to the picturesque harbour, Apple Tree Cottage is a delightful two-bedroom Grade II Listed cottage. Brimming with character and steeped in history, the property is available for the first time in more than 60 years and is an exciting chance to own a piece of this much-loved coastal village. The patio garden provides a peaceful, private spot to enjoy views over the surrounding village. With scope for sympathetic personalisation, this cottage is an ideal canvas for creating your own cosy seaside retreat.

- Reverse living with an open plan living/kitchen/dining room with views across the village
- Two bedrooms and a family bathroom
- Desirable location with easy access to Port Isaac's harbour and village.
- Scope to modernise and/or renovate
- Patio garden with an apple tree and outside storage
- In all, approximately 493.2 Sq. ft (45.8 sq. mtrs.) EPC Band F.

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

Guide Price: £330,000

FREEHOLD





THE PROPERTY

Just steps from Port Isaac's historic harbour, this Grade II Listed whitewashed two-bedroom cottage oozes character and coastal charm. Accessed from the rear via a shared walkway, Apple Tree Cottage is arranged over two floors, with a reverse living layout. An open-plan kitchen, dining, and living area sits on the upper level, complete with vaulted ceilings, exposed stonework and an electric fireplace, alongside the family bathroom. On the ground floor, two bedrooms enjoy views over the private patio garden. Currently a holiday home, this cottage offers an ideal coastal bolthole, perfectly positioned within easy walking distance of the Southwest Coast Path, celebrated local eateries, and the picturesque harbourfront.

ACCOMMODATION

GROUND FLOOR: Two double bedrooms with built-in wardrobes

FIRST FLOOR: Open plan living/kitchen/dining room (sofa converts to two single beds if required) | Family bathroom

SERVICES

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

OUTSIDE

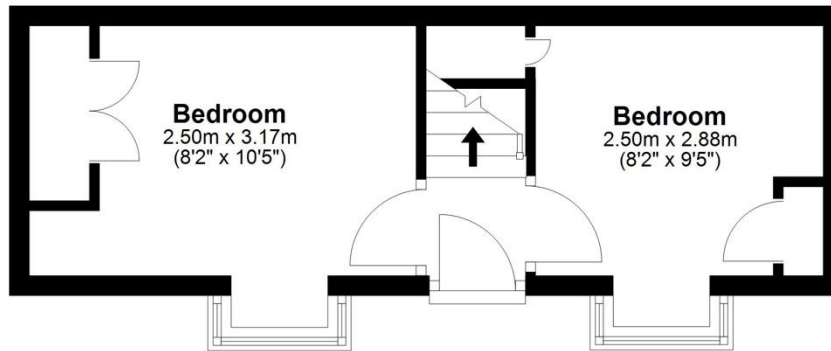
Approached through an archway, a quaint private walkway from Church Hill leads around to the main entrance. Terraced crazy paved patio garden planted with mature shrubs and established apple tree. External storeroom.

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. Larger supermarkets can be found at Wadebridge 8 miles away. The Port Isaac primary school and surgery is located just up the road from the Co-Op.

Ground Floor

Approx. 20.4 sq. metres (219.2 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.9 sq. feet)



Total area: approx. 45.8 sq. metres (493.2 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.



JB ESTATES

EST. 1971

Pavilion Building, Rock, Cornwall PL27 6JU
01208 862601
sales@johnbrayestates.co.uk

www.johnbrayestates.co.uk

IMPORTANT NOTICE John Bray 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 John Bray & Partners LLP 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.