



The Lobster Pot
53A Fore Street, Port Isaac
Guide Price: £350,000

JB ESTATES
EST.  1971

The Lobster Pot

53A Fore Street, Port Isaac, PL29 3RE

Located just moments from Port Isaac's picturesque harbour, The Lobster Pot is a charming, refurbished two-bedroom, split-level bungalow. Currently operating as a holiday let, it features light-filled open-plan living, an enclosed patio garden ideal for alfresco dining, and the rare advantage of private parking in this sought-after seaside village.

- Two double bedrooms and a family bathroom.
- Bright fully fitted kitchen with open-plan dining and living space with sliding doors that open up to the sunny patio.
- Enclosed, low-maintenance patio garden offering a peaceful retreat with sea glimpses.
- Private parking for one vehicle to the front of the property.
- In all approximately 624 sq. ft (58 sq. m)

Port Isaac Harbour 100 mtrs, 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

Price Guide £350,000

FREEHOLD



OVERVIEW

A perfect coastal bolthole, The Lobster Pot offers bright, contemporary living spaces with the benefit of private parking and a sun-drenched enclosed patio garden. Ideally located just moments from Port Isaac's historic harbour and the dramatic North Cornwall coastline, this versatile property presents an opportunity as a main residence, investment, or second home.

THE ACCOMMODATION

The property is arranged over one floor with a split-level and comprises: Open plan living accommodation with glazed doors leading out to the patio garden | Fully equipped modern kitchen and dining room | 2 double bedrooms | 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. These include two of Nathan Outlaws eateries, where he holds 3 Michelin stars. 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 at the Co-Op but the market town of Wadebridge, with an inspiring collection of independent shops, is only about 8 miles distant.

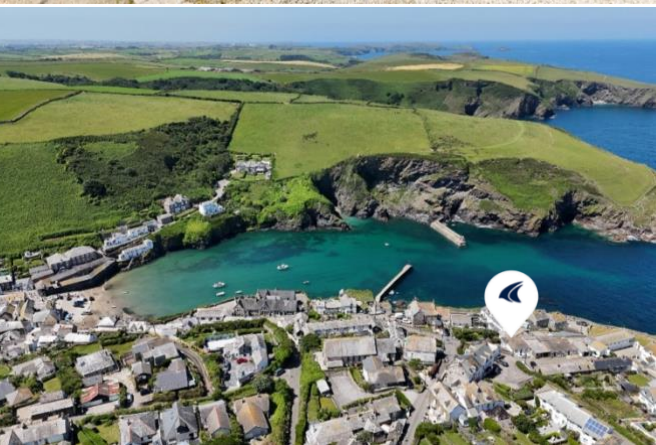
OUTSIDE

This property benefits from private parking to the front, while the rear features a fenced patio garden with harbour glimpses - complete with gated pedestrian access, a washing line, and a dedicated BBQ area for relaxed coastal living.

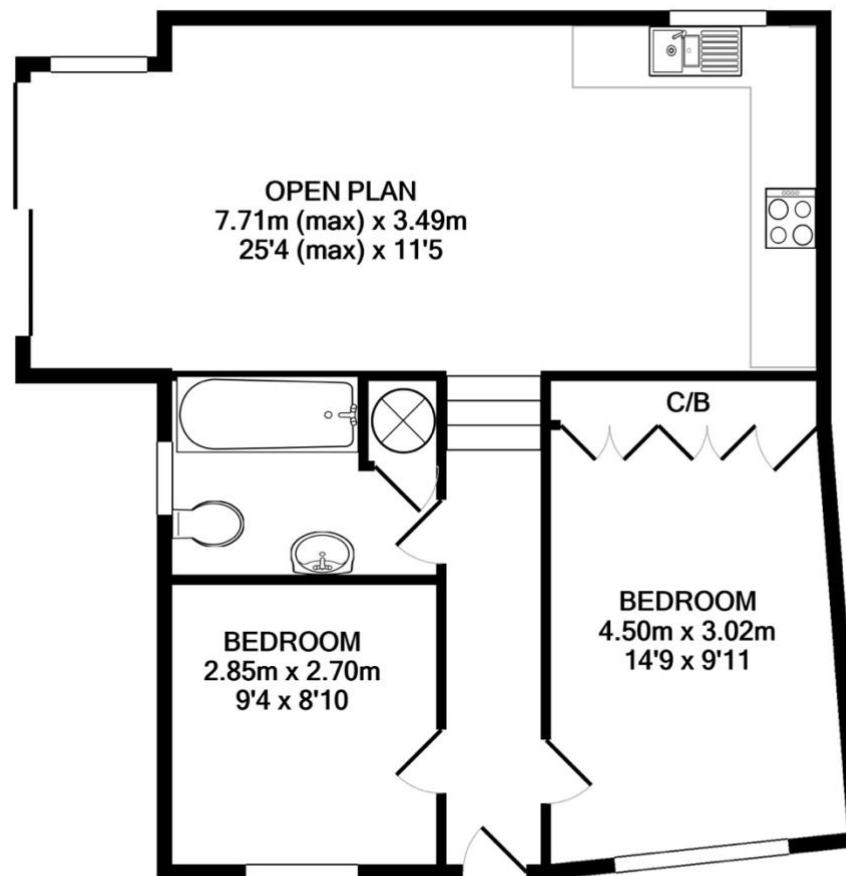
SERVICES

Mains water, electricity and drainage. Electric fired central heating.





View from the patio



TOTAL APPROX. FLOOR AREA 58.0 SQ.M. (624 SQ.FT.)

Measurements are approximate. Not to scale. Illustrative purposes only

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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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