

GARFIELD HOUSE PORT ISAAC



JB ESTATES

EST. 1971

GARFIELD HOUSE

8 The Terrace, Port Isaac
PL29 3SG

An imposing and substantial three-storey, seven-bedroom period property set in an elevated position on The Terrace, close to Port Isaac Harbour. In need of renovation and refurbishment, Garfield House offers uninterrupted sea views across to Tintagel Head and is situated on a large plot stretching back to Tintagel Terrace. EPC Band E.

- Large kitchen, an open plan sitting/dining room and utility area.
- Uninterrupted sea views across Port Gaverne along the rugged coastline towards Tintagel.
- Seven bedrooms, two bathrooms, WC.
- Enclosed front and rear gardens.
- Driveway parking and a double garage.
- An exciting renovation project, subject to the necessary planning permissions.
- In all approximately 2,358 sq. ft (219 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 £735,000

Freehold





THE PROPERTY

Garfield House is an impressive period home with stunning uninterrupted views out to sea across the rugged North Cornish coastline. It is conveniently located along The Terrace, close to all the village amenities, the infamous harbour, and the peaceful Port Gaverne. Arranged over three floors, the property oozes character with high ceilings and spacious rooms. It comprises seven bedrooms and two bathrooms with spacious living accommodations throughout. This is an exciting opportunity for a prospective buyer to acquire a renovation project with immense potential, close to the sea.

THE ACCOMMODATION

Ground Floor: Entrance porch and hallway | Large open plan sitting/dining room, a large kitchen with an AGA | Utility room & a shower room | Two sets of stairs to

First Floor: Master bedroom with a large bay window to enjoy the sea views | Three further bedrooms | A bathroom & W.C | A versatile sunroom to the rear with access to the garden.

Second Floor: Three bedrooms and a utility/storage room with a sink.

OUTSIDE

The property is accessed via steps up and a path through the front garden off The Terrace. There is a side gate to access the rear lawn and patio garden leading to the double garage and parking off Tintagel Terrace.

SERVICES

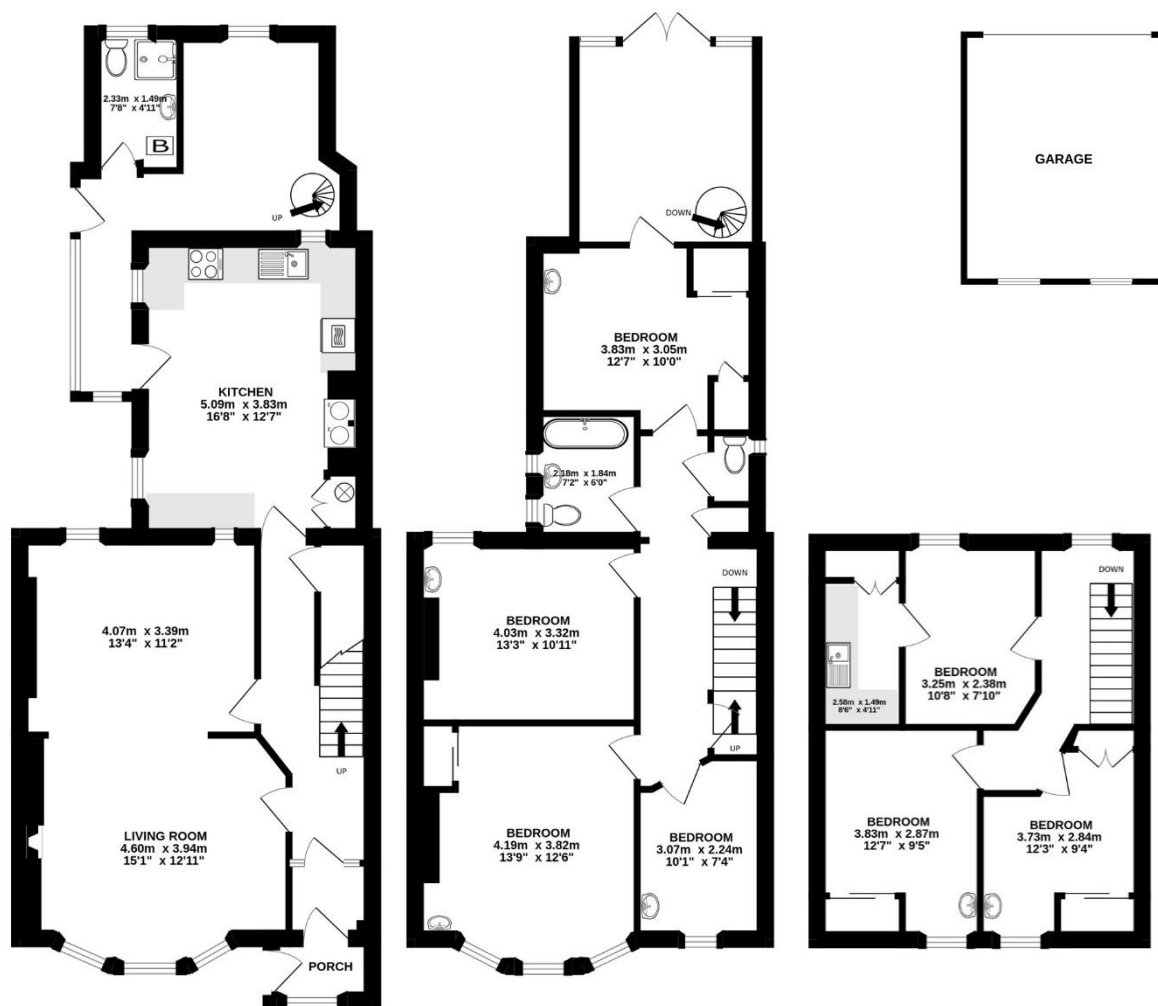
Mains water, drainage and electricity. Oil central heating.





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.



Ground Floor – 856 Sqft
 First Floor – 775 Sqft
 Second Floor - 427 Sqft
 Garage – 300 Sqft

TOTAL FLOOR AREA : 219.0 sq.m. (2358 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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What 3 Words
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