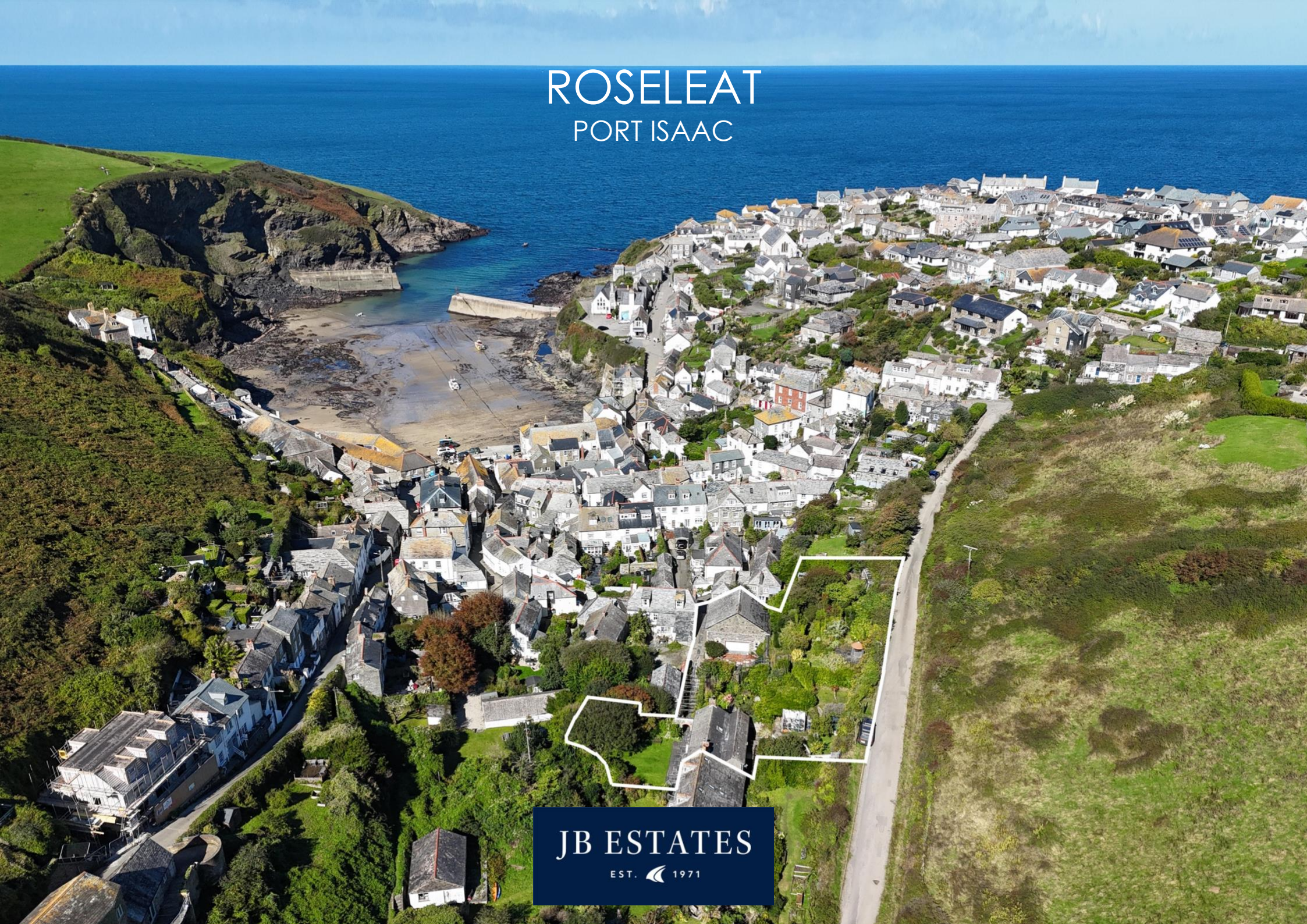
# ROSELEAT

## PORT ISAAC



# ROSELEAT

## 22 Middle Street, Port Isaac, PL29 3RH

**Hidden away at the quiet end of Middle Street, Roseleat is one of Port Isaac's most enchanting homes - a detached three-bedroom stone residence set within a secluded 0.4-acre valley garden. Dating back to the mid-1800s, this pretty double-fronted property offers a rare opportunity to own a piece of the village's heritage, set in tranquil, natural surroundings. A sun-drenched lawn bordered by a leat, leads through to the remains of the village's original Wesleyan Chapel - now a partially converted garage & workshop with parking to the front. Half of the chapel has been transformed into a tropical walled garden with a pond, while pathways wind up through terraced gardens, revealing a summerhouse, orchard, and greenhouse, all with far-reaching views across the village. Just moments from the harbour yet blissfully private, Roseleat represents a truly exceptional opportunity and the chance to own a secluded oasis in the heart of one of Cornwall's most popular coastal villages.**

- 3-bedrooms and 1-bathroom, and WC.
- An unlisted property with far reaching views across Port Isaac's village.
- Pathways lead through the terraced gardens with steps down to a walled garden and pond.
- Driveway parking for 2/3 vehicles with partially converted Chapel used as a garage / workshop.
- Less than 200 yards from the harbour and village amenities.
- In all approximately 2,121.7 sq. ft (197.1 sq. m) including The Chapel. EPC Band E.

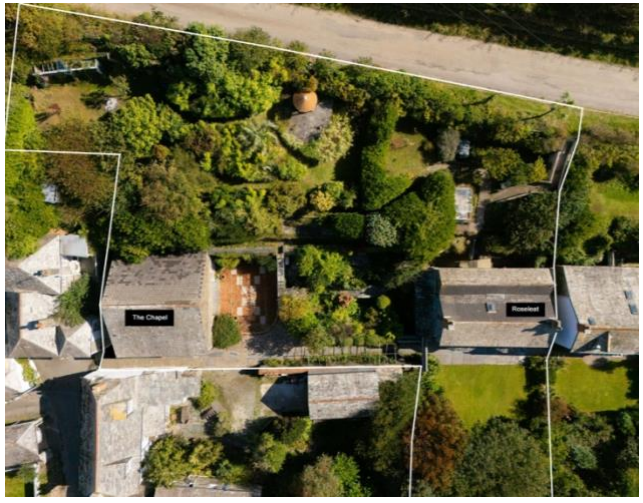
Viewings by appointment with JB Estates

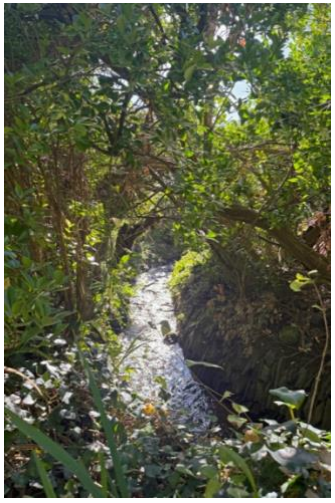
**Guide Price £950,000**

FREEHOLD

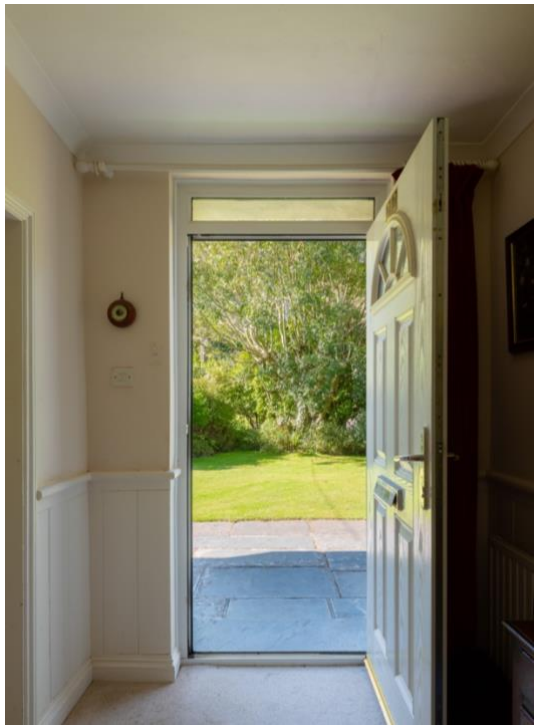




















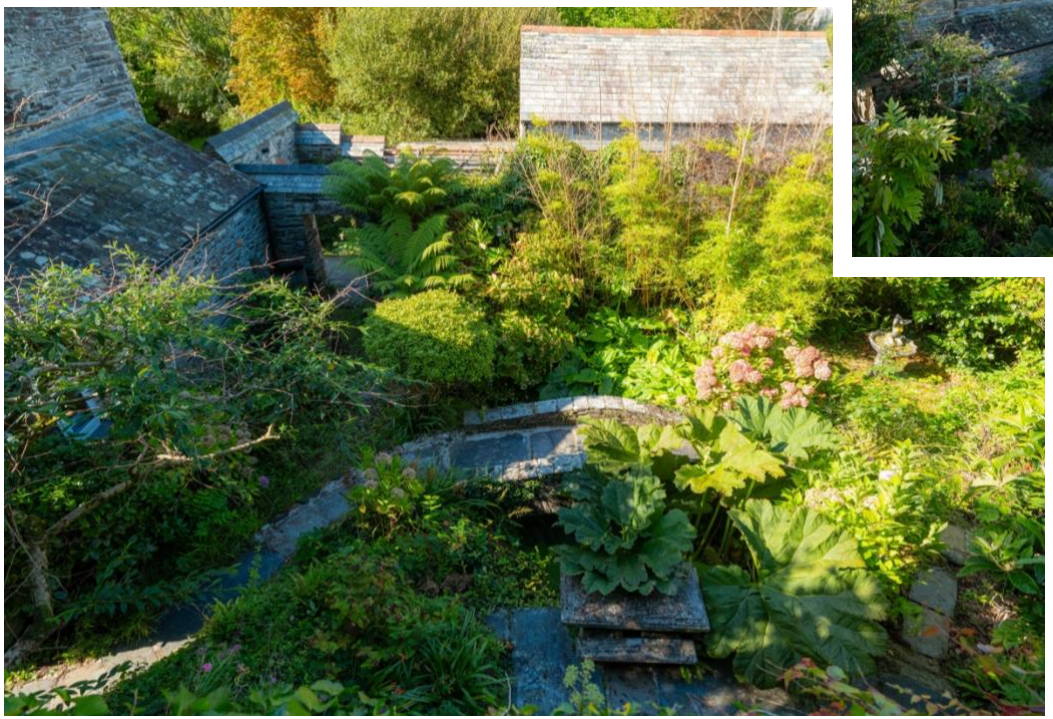














## THE PROPERTY

An exceptionally rare opportunity to own a remarkable piece of Port Isaac's history, Roseleat comprises a charming three-bedroom unlisted house together with a section of the original, unlisted Methodist chapel dating back to 1839. Set on a substantial hillside plot of approximately 0.4-acres, this handsome double-fronted property enjoys a picturesque setting, with a pretty lawned garden to the front encircled by a gently flowing leat. The accommodation was extended sometime in the mid 1950s and retains a traditional layout, featuring a spacious sitting room and separate dining room alongside the kitchen on the ground floor. Upstairs, the original four-bedroom arrangement has been reconfigured to provide a generous principal bedroom, two further double bedrooms, and a family bathroom. While Roseleat would now benefit from sympathetic modernisation, it offers exceptional potential to create a truly special coastal home. To the side, the remains of the old chapel have been transformed into an enchanting walled garden that leads through to a parking area. Beyond this, a retained section of the chapel now serves as a garage/workshop that still showcases many original features and offers exciting scope for further development, subject to the necessary planning consents.

## THE ACCOMMODATION

**Ground Floor**: Entrance hallway | Sitting room with log burner & bay window, original cloam oven | Dining room with Bay window | Galley kitchen with door to rear garden | WC | Understairs storage

**First Floor**: Principal bedroom with two windows overlooking the garden | Double bedroom with garden views | Family bathroom | Double bedroom with valley view | Water tank cupboard | Door out to upper terraces

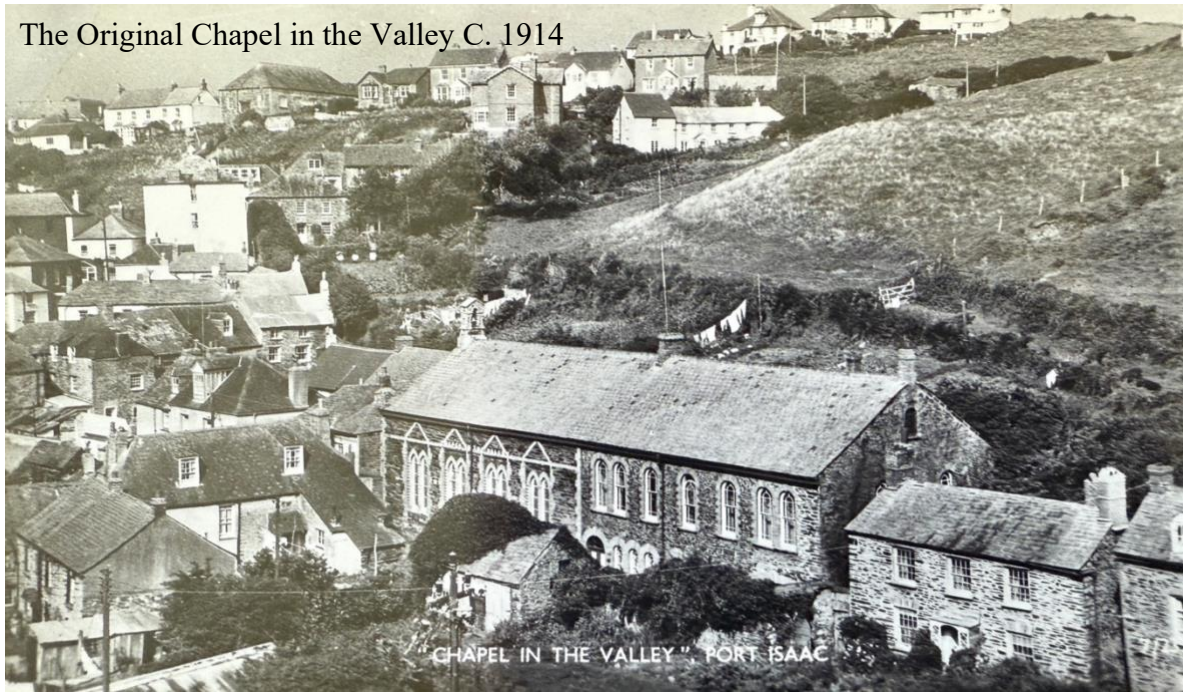
**Chapel:** A section on the original, unlisted Wesleyan chapel has been reduced in height and used as a garage/workshop and storage, with parking to the front. The remains of some of the walls of the Chapel have been used to create a walled garden.

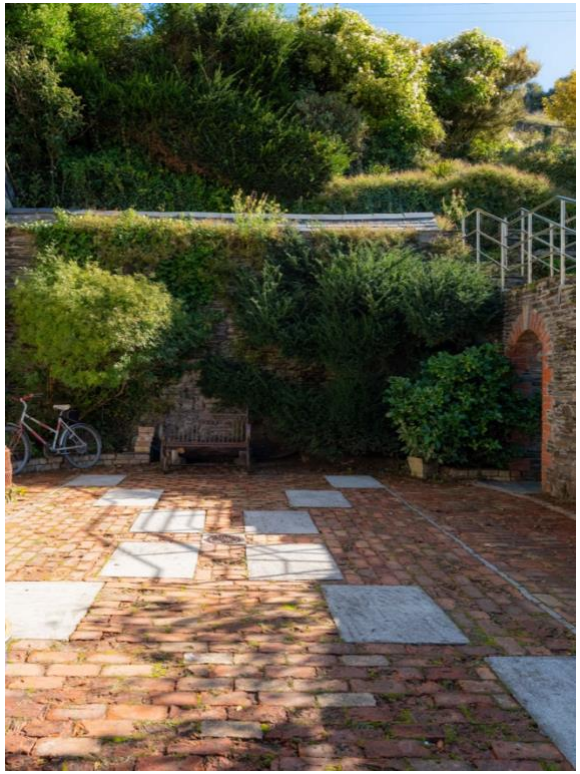
## OUTSIDE

Roseleat occupies a sizeable 0.4-acre plot with terraced gardens that rise up behind the property, offering wonderful views across Port Isaac village. The access from Middle Street is via a cobbled lane that leads to a parking area in front of the original Chapel, now used as a garage, workshop and storage. A pathway leads through to Roseleat, which has a sunny lawned garden out front bordered by a stream. Steps rise up behind the property to the garden above, and a first-floor door leads out to the upper terraces with steps up to the access off Rosehill.

## SERVICES

Mains water, drainage and electricity. Oil fired 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, charming, whitewashed cottages, 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 a number of good places to eat and drink, all within walking distance of Roseleat. 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.

**Agents Notes**: The Chapel in the Valley was built in 1839 and is one of two decommissioned chapels in the harbourside village of Port Isaac – the other being Roscarrock Hill Methodist Chapel, which was built a decade later after a row broke out about the governance of Methodism. In 1935 during an uprising, the Chapel on the Hill was occupied by a group of reformists who managed to remove the bell and candelabra before the loyalists were able to reoccupy the chapel again.

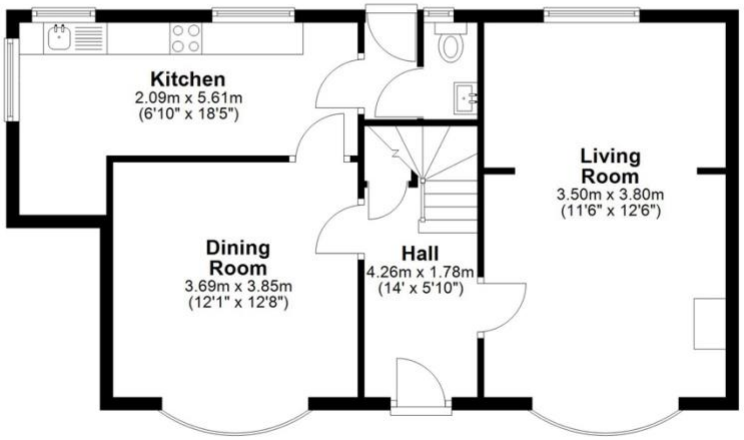
Port Isaac Harbour 100yards, Polzeath 6 miles, Rock 7 miles, Wadebridge 8.5 miles, Bodmin Parkway Station 16 miles, Newquay Airport 21 miles, Truro 33 miles, Exeter 67 miles

# ROSELEAT, PORT ISAAC

In all approx 116.5 sq. metres (1,254.1 sq. feet)
Chapel 80.6 sq. metres (867.6 sq. feet)

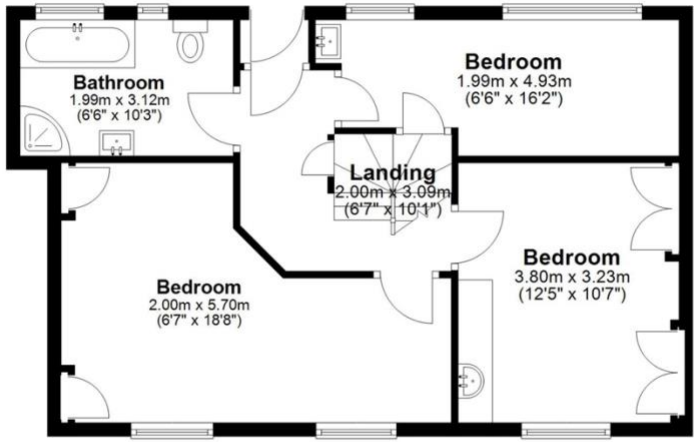
## Ground Floor

Approx. 62.2 sq. metres (669.4 sq. feet)



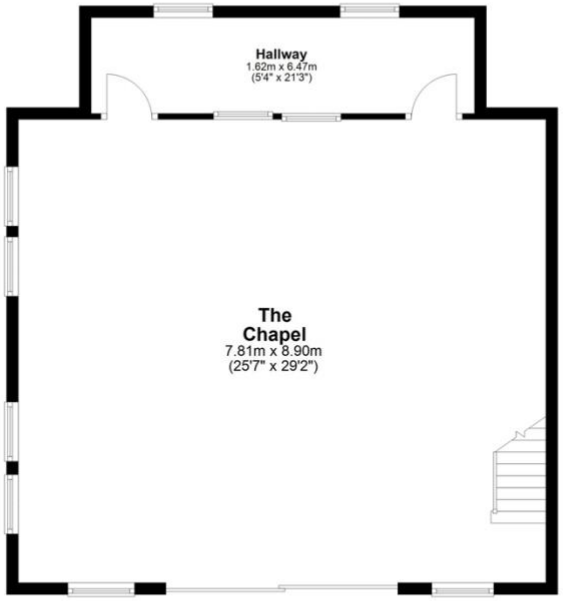

## First Floor

Approx. 54.3 sq. metres (584.7 sq. feet)




## Ground Floor

Approx. 80.6 sq. metres (867.6 sq. feet)




Total area: approx. 80.6 sq. metres (867.6 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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