



92 FORE STREET

Port Isaac

Guide Price: £350,000

JB ESTATES

EST.  1971

92 Fore Street

Port Isaac, PL29 3RF

92 Fore Street is a delightful traditional stone cottage dating from the 1850's. Very well located to enjoy all that Port Isaac and Port Gaverne has to offer, the cottage boasts an array of characterful period features from sash windows, exposed wooden beams to original flagstone slate flooring. 92 Fore Street has been beautifully renovated with stylish interiors throughout and views across the historic fishing village. EPC Band E.

- A very well-presented two-bedroom period cottage with glimpses across the harbour.
- Light and airy accommodation with many traditional features such as wooden beams and slate flooring.
- Situated towards the top of Fore Street, just a short walk from the village amenities, Port Isaac Harbour, and Port Gaverne.
- Elevated, enclosed garden with a patio terrace.
- Elevated, external storeroom with a small garden to the rear.
- Contents available via separate negotiation, excluding personal effects and artwork.
- In all approx. 507.4 sq. ft (47.1 sq. m) excluding the external store.

Port Isaac Harbour 200 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 £350,000

FREEHOLD



OVERVIEW

92 Fore Street is a lovely two-bedroom stone cottage, elevated above Fore Street, close to Port Isaac's Harbour and the southwest coast path. Extended and renovated throughout and immaculately presented, the cottage offers well-proportioned rooms along with ample west facing outside space to enjoy the fresh sea air and setting sun. The property is currently a holiday let but lends itself to being an ideal private bolthole or main residence.

THE ACCOMMODATION

GROUND FLOOR: Door into open plan living/dining room with log burner | Kitchen with rear door | Shower room

FIRST FLOOR: Double bedroom | Single bedroom

LOCATION

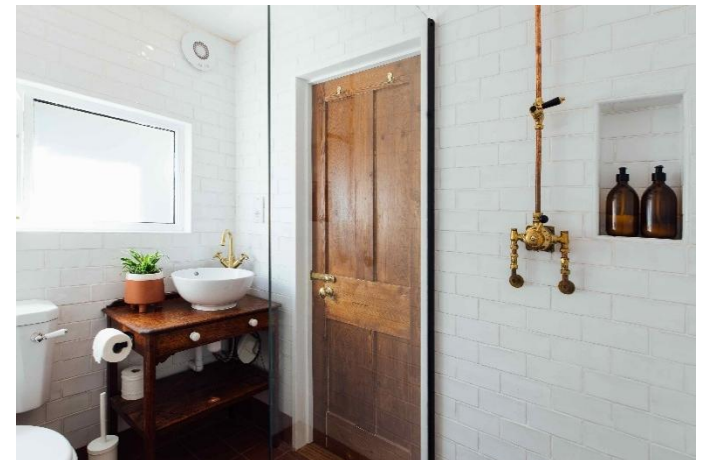
Port Isaac is a popular holiday destination and residential village on the rugged North Cornwall coast, famed for its historic fishing harbour, quaint winding streets and scenic coastal walks. Loved by millions as Portwenn in ITV's Doc Martin and the birthplace of The Fisherman's Friends, Port Isaac has several good places to eat and drink, all within walking distance of the property including two of Nathan Outlaws restaurants. 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

92 Fore Street is approached via a pathway leading off Fore Street. To the front, there is an enclosed lawned garden with an elevated patio terrace with views across the rooftops of this historic fishing village. The cottage has a gated, secondary access via Back Hill that is shared with four other cottages. An external staircase leads up to a small lawn with a brick storeroom located above the property to the rear.

SERVICES

Main's water, drainage, and electricity. Electric heating.



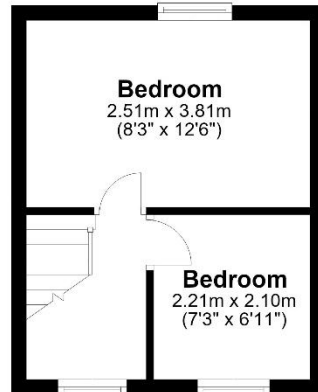
Ground Floor

Approx. 28.8 sq. metres (309.8 sq. feet)



First Floor

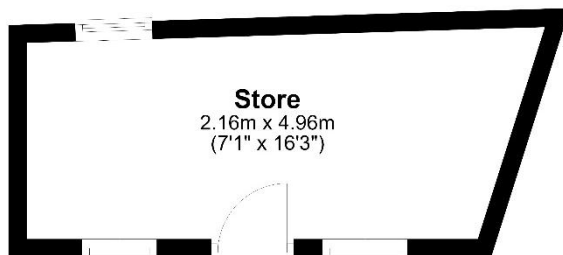
Approx. 18.4 sq. metres (197.6 sq. feet)



Total area: approx. 47.1 sq.metres (507.5 sq. feet) excluding the external store

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.

Approx. 11.9 sq. metres (128.4 sq. feet)



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