

CHAPEL VILLA

TRELIGHTS



JB ESTATES

EST. 1971

CHAPEL VILLA

St Endellion Lane, Trelights, PL29 3TG

Tucked away in the sought-after village of Trelights, just outside Port Isaac, Chapel Villa is a beautifully refurbished three-bedroom stone cottage, thoughtfully decorated with a refined and timeless aesthetic. Arranged over two floors, the property combines charming character with elegant contemporary interiors, complemented by a patio garden and dedicated parking. Awaiting EPC.

- Two double bedrooms (one en-suite), a shower room and a mezzanine study/bedroom.
- Open plan living/kitchen/dining room with a log burner, plantation shutters, vaulted ceilings and exposed beams.
- Located just outside of Port Isaac and a short drive from Polzeath & Rock.
- Low-maintenance patio garden with private parking for one vehicle.
- Would make a wonderful primary residence, holiday home or let.
- In all about 77.2 sq.m (830.7 sq.ft)

Port Isaac 2 miles, Polzeath 3 miles, Rock 4 miles, Wadebridge 6 miles, Bodmin Parkway 17 miles, Newquay Airport 17 miles, Exeter 66 Miles

Viewings by appointment

Guide Price: £475,000

FREEHOLD







THE PROPERTY

Chapel Villa is a former chapel, now a beautifully appointed three-bedroom cottage nestled in the heart of Trelights. Refurbished to a high standard by the current owner, the interiors combine considered design with the warmth and character expected of a traditional Cornish cottage. A stable door opens into a welcoming open-plan living, kitchen and dining space, where vaulted ceilings, exposed timber beams and a cosy log burner create a wonderfully inviting atmosphere. The newly fitted kitchen is illuminated by a large skylight, drawing natural light deep into the space. Two double bedrooms, including one with an en-suite, together with a shower room, are arranged on the ground floor. Upstairs, a staircase leads to a charming alcove study, with potential to be used as a versatile third bedroom.

THE ACCOMMODATION

Arranged over two floors, the property comprises:

Ground Floor: Open plan living/kitchen/dining room with vaulted ceilings, original beams, a bay window and wood-burner | Double bedroom with en-suite | Double bedroom | Shower room

First Floor: Mezzanine study/third bedroom

OUTSIDE

Set in the heart of Trelights village, Chapel Villa benefits from private parking for one vehicle, along with a low-maintenance patio terrace to the front. A pedestrian gate provides direct access to the road, while a pathway to the rear leads to a discreet area of useful storage for bins and gardening equipment.

SERVICES

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

CONTENTS

Available by separate negotiation (excluding personal effects)





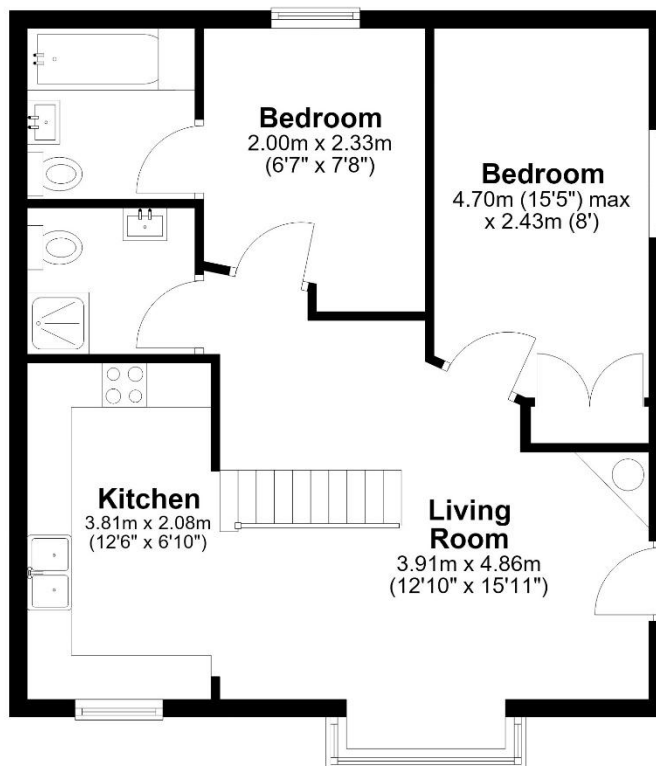
LOCATION

Trelights is a beautiful, residential Cornish hamlet conveniently located within striking distance of the spectacular, rugged North coastline. It lies just two miles from Port Isaac, the picturesque village famed from the TV series Doc Martin and more recently the restaurants, including the Nathan Outlaw's Michelin starred restaurant. Popular with visitors this historic harbour has changed little over time and offers a mix of bistros, inns, restaurants and independent stores. The neighbouring harbour of Port Gaverne is sheltered and ideal for swimming, kayaking and paddleboarding. Trelights is situated very close to the year-round holiday destinations of Rock and Polzeath, Trelights lies within an Area of Outstanding Natural Beauty and offers a wide range of water sports activities, using the hamlet as the perfect base to explore North Cornwall. The market town of Wadebridge is just 6 miles distant and offers a wide-ranging selection of independent artisan shops and a good variety of quality restaurants and public houses.



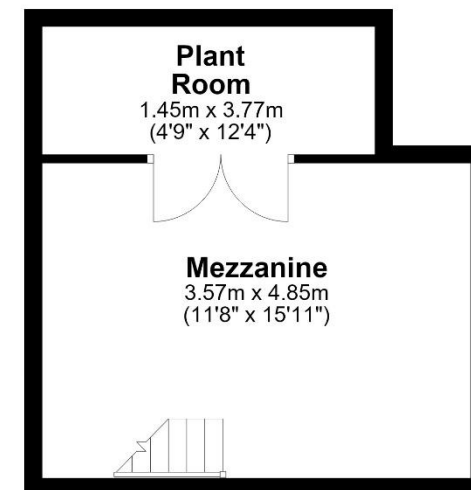
Ground Floor

Approx. 54.1 sq. metres (581.9 sq. feet)



First Floor

Approx. 23.1 sq. metres (248.9 sq. feet)



Total area: approx. 77.2 sq. metres (830.7 sq. feet)

Chapel Villa, St Endellion Lane, Trelights, Port Isaac

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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