



Haven Cottage

7A New Road, Port Isaac

Offers Over: £475,000

JB ESTATES

EST.  1971

Haven Cottage

7A New Road, Port Isaac, PL29 3SD

A very well-presented 3-bedroom detached house located in the heart of Port Isaac with views towards the Cornish countryside and the nearby coastline. Haven Cottage offers comfortable and spacious accommodation with scope for a buyer to add their own stamp. Awaiting EPC.

- Three bedrooms (one with an en-suite), a family bathroom, separate W/C
- Spacious living room with log burner and patio doors
- Open-plan kitchen/dining room with garden access
- Private enclosed garden with a small patio terrace
- Off-road parking for 3 vehicles at the front of the property
- Situated within short walking distance to the village amenities, Port Isaac Harbour, and Port Gaverne.
- Currently a holiday let with Port Isaac Bay Holidays
- In all, approximately 1,533 sq. ft (142.2 sq. m).

Port Isaac Harbour 0.3 miles, 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

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FREEHOLD



OVERVIEW

Situated on New Road, Haven Cottage is a well maintained, modern detached three-bedroom property boasting a large open-plan kitchen/dining room, a spacious living room and three double bedrooms (one with an en-suite bathroom). The property is light and airy with pleasant views from the first floor. Currently a holiday let, it would equally suit as a main residence or a private holiday home.

THE ACCOMMODATION

GROUND FLOOR: Entrance hall | Living room | Open-plan kitchen/dining room | Utility room | W.C. | Double bedroom with en-suite bathroom

FIRST FLOOR: Double bedroom with sea views | Twin bedroom with valley view's | 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. The property faces across Port Gaverne, perfect for swimming and coasteering. Notable restaurants and pubs include The Port Gaverne Hotel and Pilchards, The Mote, The Golden Lion and Nathan Outlaws Fish Kitchen. 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

The property is accessed from New Road with driveway parking for 3 vehicles. Gated pedestrian access to the side of the property leads to the private rear garden that is accessible from the open-plan kitchen/dining room and utility room. The rear garden consists of a slightly elevated lawn and a small patio bounding the property.

SERVICES

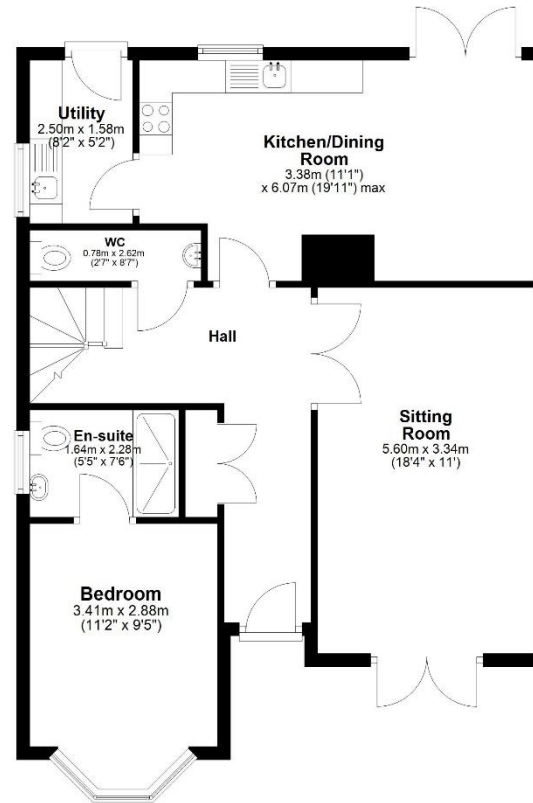
Main's water, drainage and electricity. Oil fired central heating.





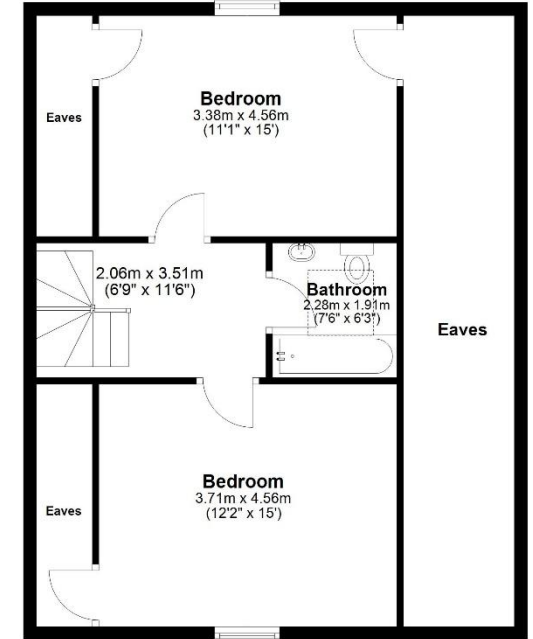
Ground Floor

Approx. 74.0 sq. metres (796.4 sq. feet)



First Floor

Approx. 68.4 sq. metres (736.6 sq. feet)



Total area: approx. 142.4 sq. metres (1533.0 sq. feet)

Floorplans for layout guidance only. Not drawn to scale. Windows and door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimension, shapes, and compass bearings, before making any decisions reliant upon them.

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