



THE SHRIMP

Port Isaac

Guide Price: £240,000

JB ESTATES

EST.  1971

The Shrimp

1 Rose Hill, Port Isaac, PL29 3RL

Tucked away in the heart of Port Isaac, this Grade II listed 1-bedroom fisherman's cottage is located a stone's throw from the pretty harbour and the village amenities. Providing original features throughout with scope for refurbishment or renovation, this cottage would make a charming seaside bolthole. Awaiting EPC.

- One bedroom with en-suite shower room
- Open plan kitchen, dining and sitting room with ladder leading to the first floor.
- Desirable location with easy access to Port Isaac's harbour and village amenities.
- Traditional features such as slate flooring and exposed wooden beams
- Offers scope for refurbishment or renovation
- Low maintenance, lock-up & leave opportunity with contents available via separate negotiation (minus personal effects).
- In all, approximately 226.2 Sq. ft (21 sq. mtrs.)

Port Isaac Harbour 50 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

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FREEHOLD





THE PROPERTY

Located moments from the harbour and popular eateries in the historic fishing village of Port Isaac, The Shrimp is a delightful, white-washed fisherman's cottage, accessed just off Fore Street. The property offers a one-bedroom bolthole with an en-suite shower room and an open-plan living/kitchen/dining room. Benefitting from traditional features throughout such as the flagstone slate flooring and exposed wooden beams, The Shrimp offers scope for refurbishment or renovation with fantastic potential to create a popular holiday let.

ACCOMMODATION

GROUND FLOOR: Open plan living/kitchen/dining room | Ladder leading up to:

FIRST FLOOR: Double bedroom with sink | Shower room

SERVICES

Mains water, electricity, and drainage. Electric 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, all within walking distance of the property. These include two of Nathan Outlaws eateries, The Port Gaverne Hotel & Pilchards, 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 about 8 miles away. The Port Isaac primary school and surgery is located just up the road from the Co-Op.



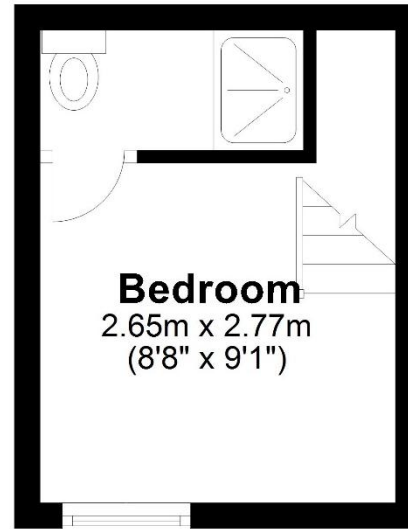
Ground Floor

Approx. 10.8 sq. metres (116.2 sq. feet)



First Floor

Approx. 10.2 sq. metres (110.0 sq. feet)



Total area: approx. 21.0 sq. metres (226.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Pavilion Building, Rock, Cornwall PL27 6JU
01208 862601
sales@johnbrayestates.co.uk

www.johnbrayestates.co.uk

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