



Gulland



Rock - 8 miles
Polzeath - 7 miles
Wadebridge - 8.5 miles

Coach-house style property in a front-line position commanding panoramic harbour and sea views

- Short walk to village centre
- Parking
- Wonderful views
- Kitchen
- Living Room
- 2 Bedrooms
- Shower room
- Garden
- Freehold
- Rateable Value £3,600

Guide Price £595,000



SITUATION

Gulland occupies a prime frontline coastal position in the village Conservation Area, commanding panoramic views across Port Isaac Harbour and out to sea.

Port Isaac is a thriving and picturesque fishing village, perhaps best known as the setting for the TV series Doc Martin and as the home of the nationally renowned Fisherman's Friends. Historically a busy fishing port, the village is characterised by a maze of narrow lanes and traditional whitewashed cottages clustered around the beach and harbour, sheltered from the Atlantic by two sturdy stone quays.

Today, Port Isaac enjoys a strong community spirit and provides a range of everyday amenities, including a doctor's surgery, primary school, traditional inns and several excellent restaurants, notably Outlaw's Fish Kitchen.

The village is also traversed by the spectacular South West Coast Path, offering some of the finest coastal walking in the country. Approximately eight miles to the south-west lies the beautiful Camel Estuary, with the sailing centre of Rock on one shore and the harbourside town of Padstow on the other.

For wider amenities, the market town of Wadebridge is just under nine miles away and offers comprehensive shopping, banking and schooling. Transport links are also convenient, with a mainline railway station at Bodmin Parkway providing direct services to London Paddington, while Newquay Airport offers a range of scheduled domestic and international flights.

THE PROPERTY

Facing approximately west, Gulland is a prominent coach-house style property, set

in an Area of Outstanding Natural Beauty, a short walk from the village centre with direct frontage to the South West Coast Path.

In the same ownership for 26 years, the property benefits from both a garage and generous wrap-around gardens, with stunning views.

At ground floor level is the single garage with the accommodation being approached over an external staircase. The spacious living area enjoys a dual-aspect, each window with a seat, from where the views are at their very best. There is a well-appointed Shaker style kitchen, entrance vestibule, two bedrooms and a shower room.

OUTSIDE

As previously mentioned, the gardens are laid to lawn and encircle two sides of the property with direct frontage to the Coastal Footpath and wonderful far reaching views. The property is approached over a road that is used by other properties at Overcliff and there is shared responsibility for maintenance. There is parking for one vehicle in the garage.

SERVICES

Mains water (metered), electricity and drainage. Electric heating. Mobile coverage ranges from 'none outdoor' to 'good outdoor' (Ofcom). Upto Superfast broadband available in the area (Ofcom)

VIEWINGS

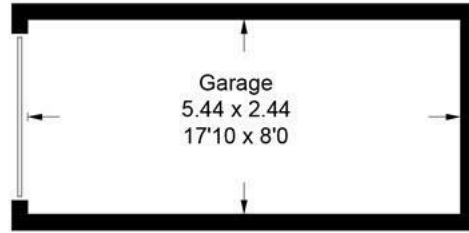
Strictly by prior appointment with Stags Wadebridge Office on 01208 222333.

DIRECTIONS

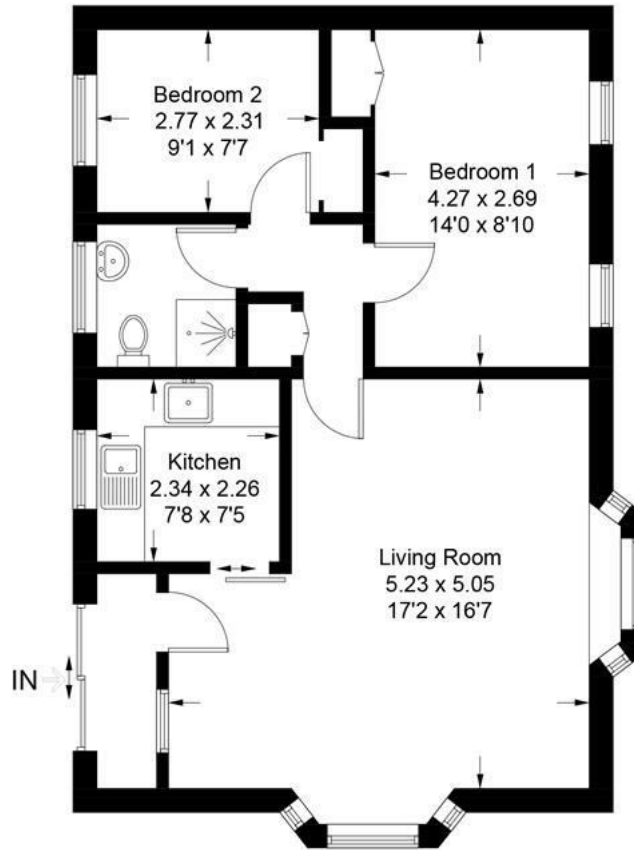
What3words: ///condition.splits.chugging



Approximate Gross Internal Area = 72 sq m / 780 sq ft
(Including Garage)



(Not Shown In Actual
Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1281565)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating | | Current | Potential |
|---|-----------|-------------------------|-----------|
| (92-100) A | (81-91) B | (69-80) C | (55-68) D |
| (55-68) D | (49-54) E | (45) F | (35-39) G |
| Net energy efficient - higher scoring coats | | EU Directive 2002/91/EC | |
| England & Wales | | 74 | |

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