

Jasmine Cottage

PORT ISAAC



Jackie Stanley

ESTATE AGENTS





- **Elevated Coastal Cottage with a Modern Style**
- **Located in the Heart of this Famed Cornish Fishing Village**
- **Three Bedrooms over Three Storeys**
- **Contemporary Kitchen with Slate Work Surfaces & Elegant Family Bathroom**
- **Oozing Character with Exposed Beams, Stone Walls & Wood Burning Stove**
- **Elevated Terrace with Commanding Views over the Village, Harbour & out to Sea**
- **Private Leased Parking Space**
- **Just One Minute from the Harbourside Cafés & Restaurants of Port Isaac**



Jackie Stanley are delighted to bring to the market this three bedroom cottage located moments from the harbourside of the quaint, sought after and historic picturesque fishing village of Port Isaac.

Jasmine Cottage has three storeys of bespoke accommodation combining originality and character with modernistic style.

This beautiful cottage with a welcoming ambience has the benefit of a leased parking space on Church Hill, transferable to a new owner and a valuable commodity in quaint Port Isaac.



Noteworthy features include beamed ceilings, slate flagged flooring, a Franco Belge multi fuel stove, exposed stone walls and original small paned windows.

The accommodation briefly comprises a stable door entrance into the open plan ground floor which incorporates a modern kitchen with integrated appliances and slate work surfaces. There is ample space for a dining room table and chairs together with sofas focused around the attractive fireplace. Doors to the rear of the room lead onto the first terrace.

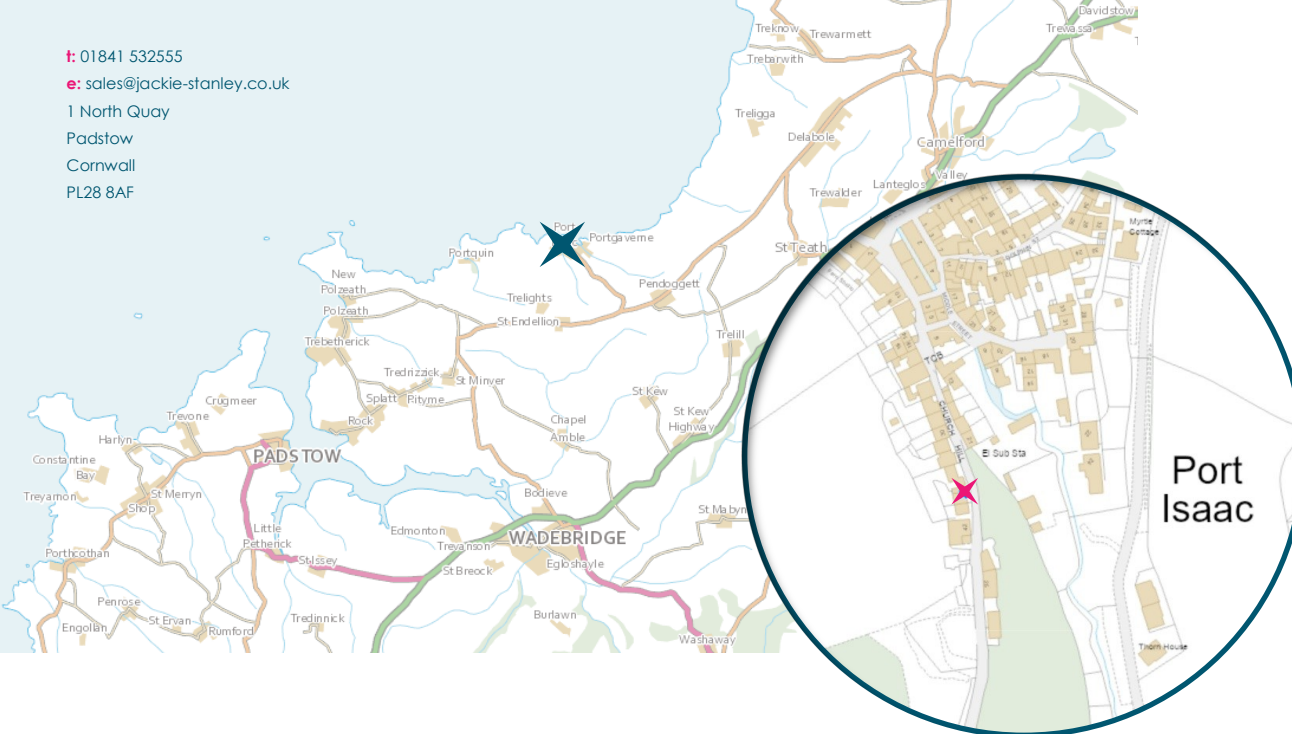
Stairs rise to the first floor where one will find two inviting double bedrooms and an elegant shower room with limestone tiles and traditional fittings. Stairs again rise to the second floor attic bedroom which has a triple aspect including views to the harbour and sea. The sloping ceiling includes A frame beams, Velux and dormer windows and there en-suite cloakroom facilities.



Jasmine Cottage, 38 Church Hill
Port Isaac, PL29 3RQ
£495,000 guide



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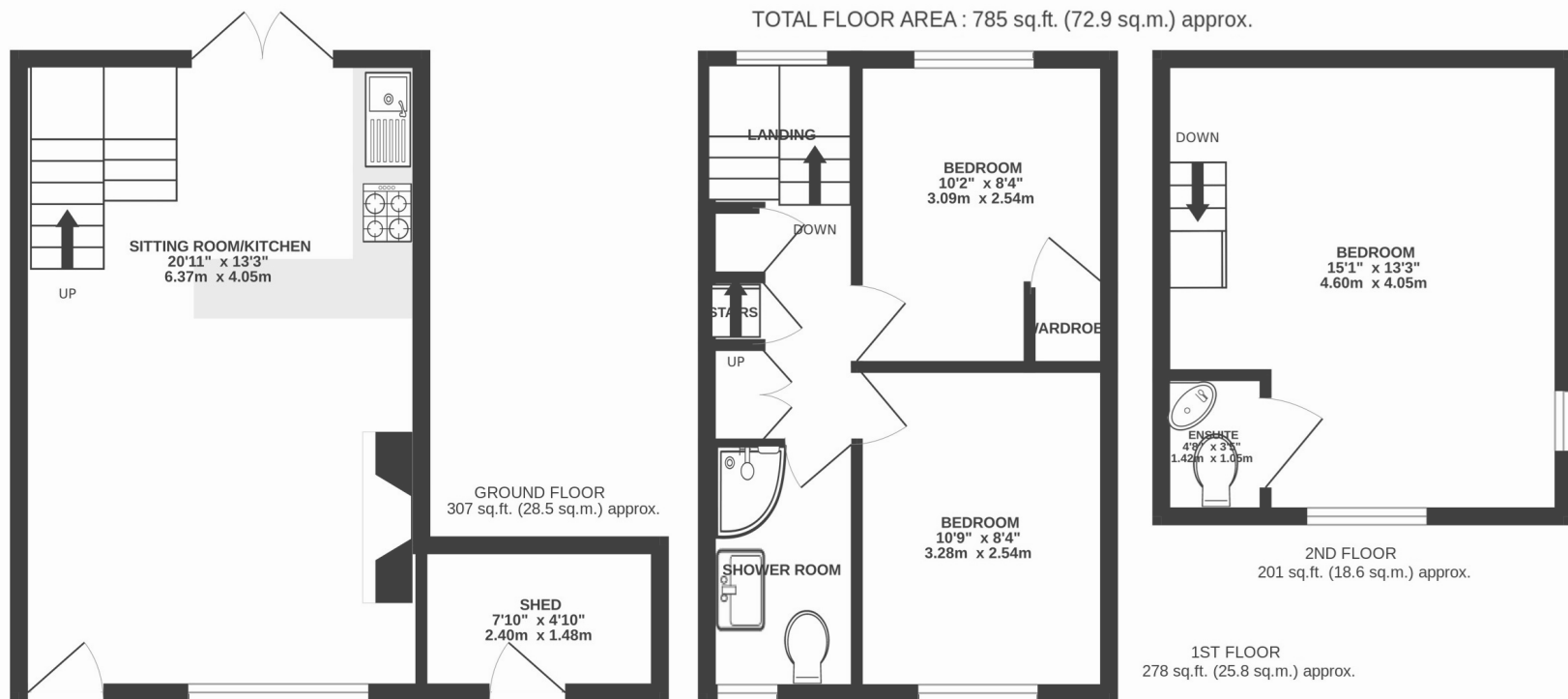


The rear elevated terraces provide both a private spot to unwind and a wonderful outlook the perfect spot from which to embrace the vista across the village rooftops to the harbour below and ocean beyond.

The furniture and contents is available by separate negotiation. Services to the property include mains water, electricity and drainage. EPC rating G. Council tax band C. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile coverage.

Port Isaac is a quaint, historic picturesque fishing village, well known globally for its association with Doc Martin and the Fisherman's Friends. This sought after destination offers breathtaking walks across the surrounding dramatic coastline of North Cornwall as well as having its own beach and working harbour. There are delightful boutiques and galleries for those who wish to explore the magical narrow streets and to finish off you can always pop into one of the cosy cafés, pubs or Michelin star restaurants of Nathan Outlaw. The neighbouring village of Port Gaverne was once a thriving 19th Century fishing port and to this day remains unspoilt with the sheltered sandy beach protected by the National Trust. Watersports equipment is available for hire so one can get out and experience water based activities.

TOTAL FLOOR AREA : 785 sq.ft. (72.9 sq.m.) approx.



To find Jasmine Cottage, turn off the B3314 coast road onto the B3267 signposted Port Isaac. Enter the village and head down Fore Street to the harbour. Pass the harbour and bear left up Church Hill. Jasmine Cottage can be found further up on the right hand side. The postcode for satellite navigation is PL29 3RQ. What3words: clutter.overruns.joins