



1, Tintagel Terrace



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, Port Isaac, PL29 3SE

Polzeath 6.5 miles - Rock 8 miles - Wadebridge 9 miles

A beautifully presented three bedroom house in Port Isaac with sea views and an enclosed garden.

- End Terrace House
- Harbour Town Location
- Three Double Bedrooms
- Two Reception Rooms
- Freehold
- Sea Views
- No Onward Chain
- En-Suite Bathroom
- Rear Garden
- Council Tax Band: TBC

Guide Price £675,000

SITUATION

1 Tintagel Terrace enjoys an enviable elevated position within the picturesque fishing village of Port Isaac, commanding magnificent views across Port Isaac Bay and the dramatic North Cornwall coastline. Renowned for its timeless character, the village is celebrated as the filming location for the television series Doc Martin and home to the acclaimed sea shanty group, Fisherman's Friends. Its narrow, winding streets, traditional whitewashed cottages and historic harbour, sheltered by twin stone piers, combine to create one of Cornwall's most sought-after coastal settings.

Port Isaac offers an excellent range of everyday amenities including a doctor's surgery, primary school, village stores, welcoming public houses and an exceptional selection of restaurants, including the Michelin-starred Outlaw's. The thriving market town of Wadebridge, approximately nine miles distant, provides a wider range of shopping, educational and leisure facilities.

The South West Coast Path passes through the village, offering spectacular coastal walks in both directions. The Camel Estuary, together with the sailing centre of Rock and the fashionable harbour town of Padstow, lies approximately eight miles to the southwest. Communication links are excellent, with mainline rail services from Bodmin Parkway to London Paddington and scheduled domestic and international flights available from Newquay Airport.



DESCRIPTION

A beautifully presented end-of-terrace coastal home, enjoying wonderful sea views, enclosed gardens and well-proportioned accommodation extending to three double bedrooms. Tastefully refurbished in recent years, the property is currently operated as a successful holiday let, whilst equally well suited as a comfortable permanent residence or idyllic second home.

THE PROPERTY

The property is approached via an entrance porch, opening into a stylish open-plan kitchen and dining room, creating a welcoming heart to the home. The contemporary kitchen is fitted with a comprehensive range of base units and incorporates an electric Rangemaster cooker, inset sink, integrated fridge/freezer and dishwasher.

The elegant sitting room is a particularly attractive reception space, centred around an open fireplace and enjoying superb sea views through a large bay window, creating a wonderful vantage point from which to appreciate the ever-changing coastal outlook.

To the rear of the ground floor is a useful sun room, ideal as a home office or additional sitting area, with direct access to the garden. A modern shower room completes the ground floor accommodation.

On the first floor are three well-proportioned double bedrooms together with the family bathroom. The principal bedroom benefits from an en-suite bathroom featuring a freestanding bath with handheld shower attachment, wash basin and WC. The family bathroom is fitted with a bath incorporating an overhead shower, wash basin and WC. The principal bedroom, en-suite and family bathroom are all positioned to the rear of the property, each enjoying delightful views across the garden towards the sea beyond.

OUTSIDE

Steps descend from the roadside to the front of the property, where a gravelled terrace provides an additional seating area.

To the rear, the garden is predominantly laid to lawn with a spacious paved terrace, providing an ideal setting for outdoor dining, entertaining or simply relaxing whilst taking in the superb sea views across Port Isaac Bay.

SERVICES

Mains water, electricity and drainage. Electric wall heaters and partial underfloor heating. Broadband availability: Superfast. Mobile phone coverage: Good outdoor, variable indoor. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

DIRECTIONS

What3Words: [///freedom.dissolves.card](https://www.what3words.com/#!/freedom.dissolves.card)



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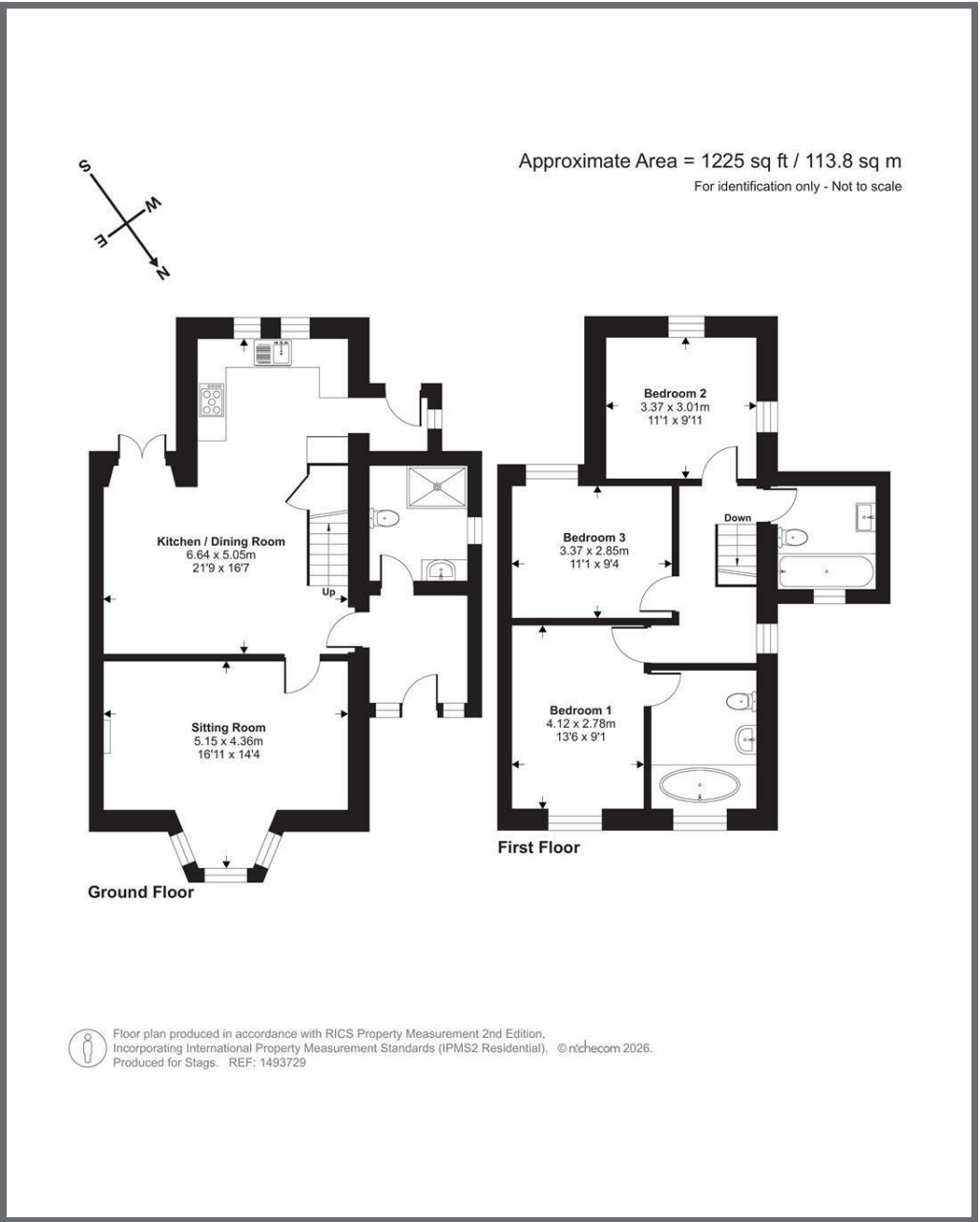


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		74
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	49	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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