



Robanna

Tintagel Terrace, Port Isaac

Guide Price: £450,000

JB ESTATES

EST.  1971

Robanna

Tintagel Terrace, PL29 3SE

Currently a detached 2-bedroom dormer style property with stunning sea views, Robanna is set in an elevated position on Tintagel Terrace. Enjoying far reaching coastal views from both floors, the property offers well maintained, light filled interiors with two generous reception rooms, a single garage, private parking with an enclosed rear garden and storeroom. All situated within easy walking distance of the village amenities and picturesque harbours.

- Far reaching views of the sea and coastline.
- Two double bedrooms with sea views, family bathroom and separate W/C.
- Easily reconfigured to create a third bedroom.
- Open-plan kitchen/dining room and separate sitting room.
- Driveway parking in front of an integrated single garage and storeroom.
- Easy walking distance to the village amenities, harbour and Port Gaverne.
- In all approximately 1336.5 sq. ft (124.2 sq. m). EPC Band E.

Port Isaac Harbour 0.4 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

Guide Price £450,000

FREEHOLD



OVERVIEW

Robanna enjoys exceptional sea views looking out across the coastline towards Tintagel Head. Well-presented throughout, it is a spacious home that offers scope for modernisation or reconfiguration with potential to create a third bedroom if desired. Arranged over two floors, the accommodation includes a roomy kitchen/dining room with a side porch, a sizeable sitting room with a fireplace, and ground floor WC. A family bathroom and two double bedrooms are set on the first floor - all benefitting from sea views. Located in an elevated position on Tintagel Terrace, the property lies within easy reach of the village amenities, the iconic harbour and the tranquil cove of Port Gaverne.

THE ACCOMMODATION

Ground Floor: Entrance Hallway | Kitchen/Dining room | Porch | Dual aspect sitting room | W.C. | Integrated garage | Storage room (accessed via garage or garden)

First Floor: Two double bedrooms both with sea views | Family bathroom with sea views.

LOCATION

Port Isaac is a popular holiday destination and vibrant 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 a number of good places to eat and drink, all within walking distance of the property. These include two of Nathan Outlaws eateries. Other notable restaurants and pubs include The Port Gaverne Hotel and Pilchards, The Mote, The Golden Lion and Cleave's Deli. 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

Approached via a private driveway with off-road parking, and a single integrated garage. A block paved driveway at the side of the house, leads down to the neighbouring property Lower Moon. Robanna enjoys a small front garden with a patio and lawn. To the rear, a lawned garden offers a peaceful spot to soak up the afternoon sunshine and unwind in privacy after a day enjoying the vibrant energy of the village.

SERVICES

Mains water, drainage and electricity. LPG central heating.

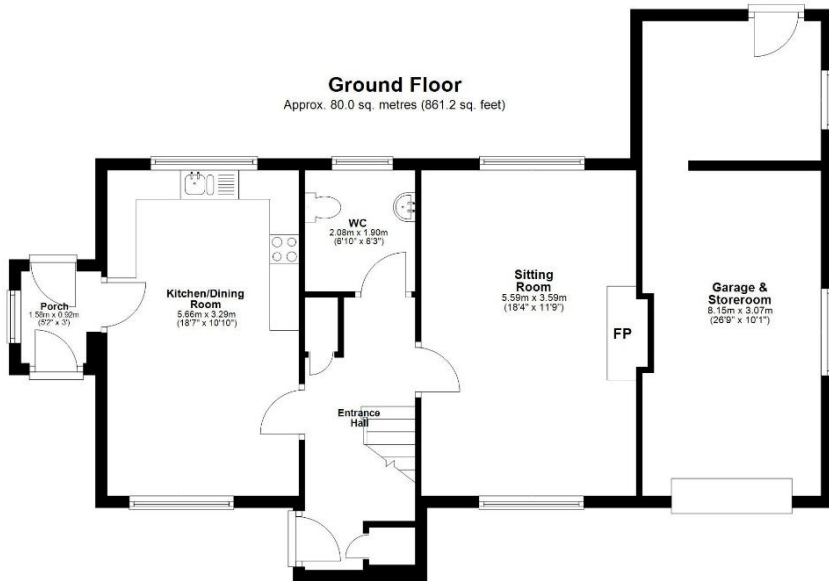


Robanna, Port Isaac

Total area: approx. 124.2 sq. metres (1336.5 sq. feet)

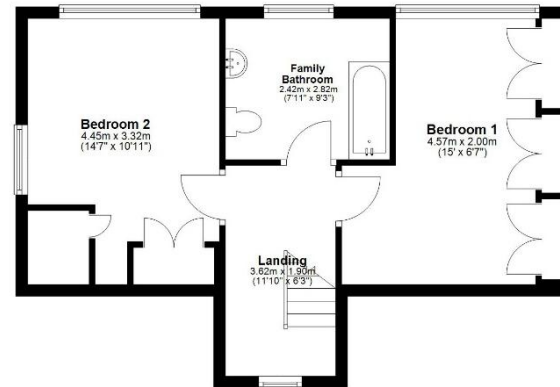
Ground Floor

Approx. 80.0 sq. metres (861.2 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, 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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