

EDGEHILL, 75 FORE STREET PORT ISAAC



JB ESTATES

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EDGEHILL, 75 FORE STREET

Port Isaac, PL29 3RF

Perched at the top of Port Isaac on Fore Street, Edgehill is an attractive slate hung property benefitting from a spacious rear garden with sea glimpses, along with an off-road parking space to the front of the property. This 4-bed semi-detached property offers a well-presented family home with sea views from the first and second floor bedrooms.

- Principal bedroom with sea views.
- 3 further bedrooms, one with sea views, and a family bathroom.
- Light-filled sitting room with open fireplace and separate kitchen/dining room with original slate floors.
- Ground floor shower room.
- Large, elevated garden to the rear of the property with sea views.
- Driveway parking for one vehicle.
- In all about 111.3 sq.m (1,197.5 sq. ft).
EPC Band F.

Port Isaac Harbour 100 yards, Polzeath 6 miles, Rock 7 miles, Wadebridge 8 miles, Bodmin Parkway 17 miles, Newquay Airport 20 miles, Truro 32 miles, Exeter 66 miles.

Viewings by appointment

Guide Price: £595,000

FREEHOLD





THE PROPERTY

Edgehill is a characterful period property located at the top of Fore Street with many traditional features. This 4-bedroom semi-detached home offers spacious and timeless interiors throughout, with sea views from the garden, first and second floors. This 3-storey home provides a light-filled sitting room with an original open fire, a kitchen/dining room, 4 bedrooms (two with sea views) and a large elevated rear garden, making it a charming main residence, private holiday home or investment property.

THE ACCOMMODATION

Ground Floor: Entrance Hallway | Sitting room with bay window and working fireplace | Kitchen/Dining room with original slate floors | Shower Room | Stairs leading to

First Floor: Principal bedroom with sea and coastal views | Twin bedroom overlooking the garden | Family bathroom | Stairs leading to...

Second Floor: Single Bedrooms with sea views | Double Bedroom overlooking the garden

OUTSIDE

Edgehill benefits from a large, terraced, lawned garden to the rear of the property, with sea glimpses and views across to Roscarrock Hill. From the garden, steps descend to the property, which has two exterior storage sheds for storing beach items, wetsuits, and boards. At the front, there is a single parking space with a shared driveway and wide access for both sides. There is a path leads up to the front door and side gate.

SERVICES

Mains water, electricity and drainage. Oil-fired central heating via radiators.



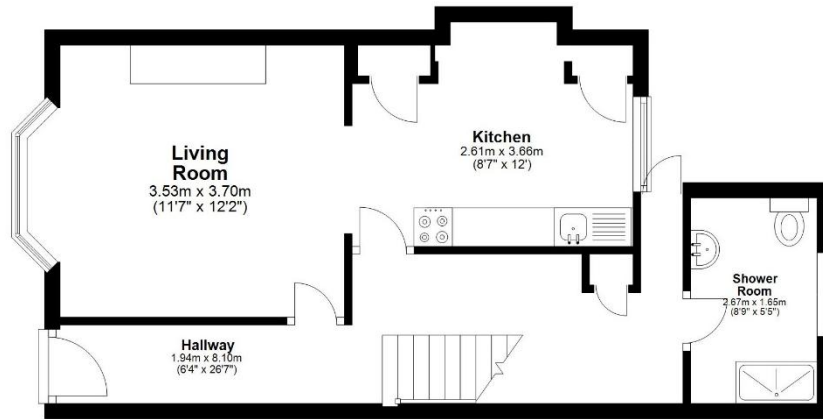
LOCATION

Port Isaac is a popular holiday destination and residential village in North Cornwall, famed for its historic fishing harbour, quaint winding streets and scenic coastal walks. Nearby, in Rock and Daymer Bay, conditions are ideal for sailing, water-skiing and windsurfing, as well as the renowned St Enodoc Golf Club offering two excellent 18-hole courses. Port Isaac has a number of good places to eat and drink, all within walking distance, including two of Nathan Outlaws eateries. Locally there are also a wealth of excellent restaurants and pubs including The Port Gaverne Hotel, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The ferry and water taxi in Rock make travelling to Padstow both enjoyable and easy. Most everyday shopping requirements can be met in Port Isaac but the market town of Wadebridge, with an inspiring collection of independent shops, is only about 8 miles distant. The main line railway station is at Bodmin Parkway, approximately 17 miles and Newquay airport is approximately 20 miles.



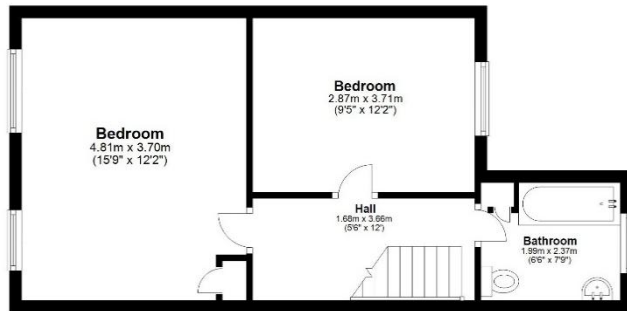
Ground Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



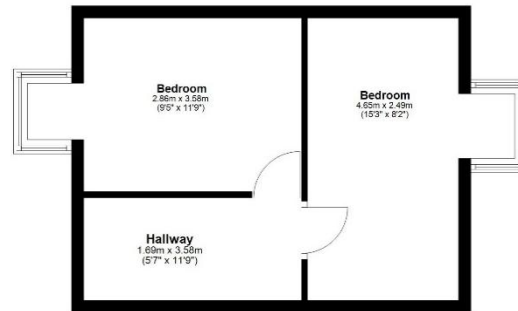
First Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



Second Floor

Approx. 29.6 sq. metres (318.7 sq. feet)



Total area: approx. 111.3 sq. metres (1197.5 sq. feet)

Measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. 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.

