

Rohrs & Rowe

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Rosemary Cottage 38 Fore Street, Port Isaac, PL29 3RD

Guide price £415,000

An immaculately presented two bedroom period cottage, positioned on desirable Fore Street and within a short walk of Port Isaac harbour. Offering approximately 527 sq ft of well-arranged accommodation, Rosemary Cottage has been significantly improved during our clients' ownership and provides an excellent opportunity as a full-time home, holiday retreat, or holiday let.

The cottage is currently used by our clients as a part-time residence and is also successfully operated as a holiday let for part of the year.



Property

Rosemary Cottage occupies a sought-after position in the heart of this iconic coastal village, offering an inviting and immaculate interior that combines traditional charm with a high standard of presentation throughout.

The ground floor comprises a welcoming reception room with a feature fireplace, exposed beams and a wood-burning stove, creating an ideal space to relax after coastal walks or to entertain friends and family. The room also benefits from a charming window seat. The kitchen adjoins and is smartly fitted in soft stone tones, featuring timeless shaker-style cabinetry and black granite worktops. It provides a practical and well-planned layout with integrated appliances, maximising the space available.

To the first floor are two bedrooms that enjoy attractive views across the harbour. The bathroom is well appointed, with the suite featuring a bath with shower over, as well as a heated towel rail and attractive tiling.

Location

Port Isaac is widely regarded as one of Cornwall's most picturesque and sought-after coastal villages, set along the dramatic North Cornwall coastline. Renowned for its historic fishing harbour, winding streets and stunning coastal walks, the village offers a unique blend of heritage, community and lifestyle appeal.

Famous as "Portwenn" in ITV's Doc Martin and celebrated as the home of The Fisherman's Friends, Port Isaac attracts visitors year-round while retaining a strong sense of local identity. A variety of well-regarded restaurants, pubs and cafés are all within easy walking distance of the property, including two of Nathan Outlaw's eateries, The Port Gaverne Hotel and Pilchards, The Mote and The Golden Lion.

Everyday shopping needs can be met locally at the Co-op, while the nearby market town of Wadebridge (approximately 8 miles away) offers a broader range of amenities and an excellent selection of independent shops. The surrounding coastline provides access to spectacular beaches, the South West Coast Path and a wealth of outdoor pursuits, making this an exceptional setting for both permanent living and holiday use.

Services

Mains water, drainage and electricity. Electric heating.

Parking

The sellers currently rent a parking space within the village under a

separate annual arrangement, paid in January each year. The space is available for the remainder of the current year and, subject to the landlord's agreement, the landlord has confirmed they would be willing in principle to rent the space to a purchaser from January onwards on a year-by-year basis. The parking space does not form part of the sale.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	78	G	G
72	72	F	F
65	65	E	E
55	55	D	D
48	48	C	C
39	39	B	B
31	31	A	A
22	22	A	A



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