

# MARIGOLD COTTAGE

PORT GAVERNE



JB ESTATES  
EST. 1971

# Marigold Cottage

Port Gaverne, PL29 3SQ

A charming and historic unlisted cottage believed to date back to the 18<sup>th</sup> Century. Marigold Cottage is a former pilchard cellar located in the heart of the quaint village of Port Gaverne and just around the corner from Port Isaac harbour. Deceptively spacious, it offers a reverse living layout, with two double bedrooms on the lower ground floor opening directly onto a private terrace overlooking communal courtyard gardens. The property retains much character yet has been sympathetically renovated with a stylish relaxed feel. Marigold Cottage is currently a successful holiday let with Forever Cornwall Retreats.

- Open plan sitting, kitchen and dining room with vaulted and beamed ceilings and a wood burner.
- Views over the communal garden.
- 2 double bedrooms (one with garden access) and 1 bathroom.
- A sunny private patio terrace with access to the pretty communal courtyard gardens.
- Located in the heart of Port Gaverne steps away from the beach, Port Gaverne Inn, Pilchard's Café.
- Private parking for one vehicle a short walk from the property.
- Immaculately presented with comfortable and homely interiors throughout.
- In all approx. 897.8 sq. ft. (83.4 sq. m.) EPC Band E.

Port Gaverne beach 100 mtrs, Port Isaac 500mtrs, Polzeath 6.5 miles, Daymer Bay 8 miles, Rock 8.5 miles, Wadebridge 10 miles, Bodmin Parkway Train Station 16.5 miles, Newquay Airport 22 miles, Truro 35 miles, Exeter (M5) 65 miles.

Viewings by appointment

**Guide Price £460,000**

**FREEHOLD**



## THE PROPERTY

Rarely available and part of Green Door Cottages in Port Gaverne, Marigold Cottage is a very well-presented coastal home with light filled interiors and a relaxed, low maintenance feel. Just steps from the beach and within walking from Port Isaac, the cottage is perfectly situated to enjoy the coastal lifestyle. Designed in a reverse living style, the first floor living space features a striking vaulted ceiling, flooded with natural light and enjoying views across the garden. The lower ground floor offers two well-proportioned double bedrooms, one with direct access to the garden, alongside a stylish family bathroom. Currently operating as a successful holiday let, Marigold Cottage would also make an idyllic coastal retreat or full-time residence.

## ACCOMMODATION

GROUND FLOOR: Open-plan living/kitchen/dining room

LOWER GROUND FLOOR: Landing | Principal double bedroom with a patio door leading to the terrace area | Further twin room | Modern family bathroom

## OUTSIDE

The property has a private patio garden to the rear, with established borders, leading to the communal gardens. Marigold has one allocated parking space that is located a short walk from the property.

## SERVICES

Mains electric, water and drainage. Heating and hot water run by brand new electric boiler.

## LOCATION

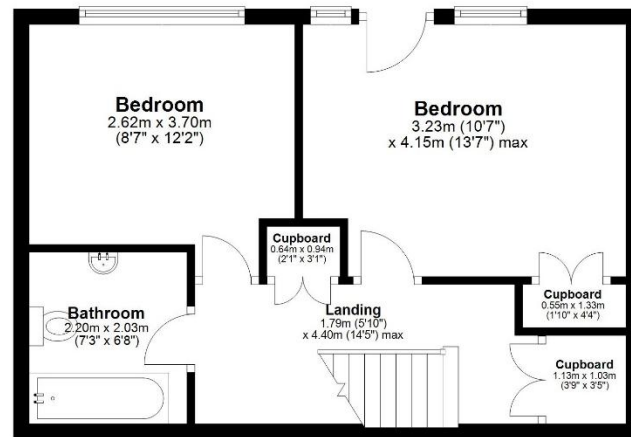
Port Gaverne is a picturesque coastal village set along one of North Cornwall's most unspoilt stretches of coastline. Made up of charming cottages, converted fish cellars and cliffside homes surrounding a sheltered cove, the village is well known for its relaxed atmosphere and excellent access to the coast. The Port Gaverne Hotel and Pilchards Café are both popular local spots, while the beach is ideal for swimming, paddleboarding, kayaking and exploring rock pools at low tide. The Southwest Coast Path also runs directly through the village, offering miles of scenic coastal walks to explore. Just up the hill, Port Isaac has a wider range of amenities, including shops, pubs, restaurants, including Outlaw' Bistro and Fish Kitchen, and everyday facilities, all centred around its historic harbour.





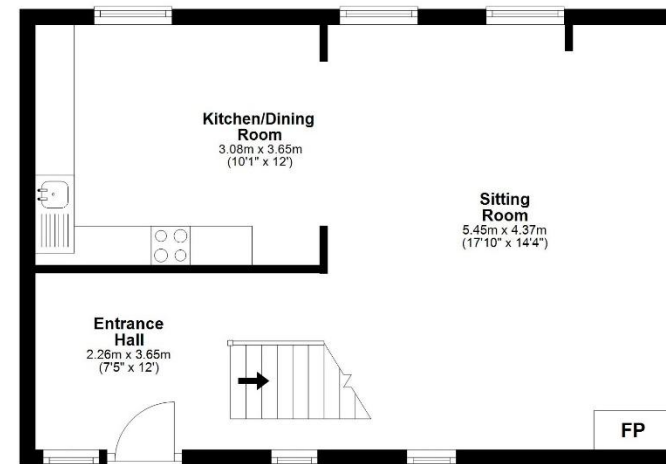
### Lower Ground Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



### Ground Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 83.4 sq. metres (897.8 sq. feet)

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