

The Carriage House

Port Isaac

Guide Price £555,000

JB ESTATES

EST. 1971

The Carriage House

10 Middle Street, PL29 3RH

This delightful, detached three-bedroom cottage is an unlisted gem. Built in 1989, it was thoughtfully designed to sit harmoniously within its historic surroundings, occupying a unique shaped plot once home to a village garage. Beautifully refurbished by the current owners with great attention to detail, The Carriage House is a spacious home, flooded with natural light and offering all the comforts of a modern property complete with a parking space and small, sunny patio terrace. The Carriage House is located just 2 mins walk from Port Isaac's pretty harbour and village amenities.

- Three generous bedrooms (one with a WC) and a family bathroom.
- High-quality interiors with a large open plan kitchen, dining, living room with a log burner.
- Small, sunny patio courtyard to the side and private carport parking out front.
- A short walk from the village amenities and Port Isaac harbour.
- Excellent letting potential with contents included (minus personal effects and artworks).
- In all approximately 967 sq. ft (88.8 sq. m). EPC Band F

Port Isaac Harbour 100 yards, 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 £555,000
FREEHOLD







OVERVIEW

Just moments from Port Isaac's picturesque harbour, The Carriage House is an immaculately presented three-bedroom cottage that perfectly captures the essence of coastal living. Finished with great attention to detail by the current owners, with beautifully curated interiors, it combines modern comforts with the warmth and character of a traditional Cornish cottage. Entry is via the carport, leading into a spacious open-plan kitchen, dining and sitting area, where a cosy wood burner promises relaxed evenings. Upstairs, three serene double bedrooms (each with lovely views across the village rooftops) and a family bathroom offer the perfect retreat for rest and rejuvenation.

THE ACCOMMODATION

GROUND FLOOR: Open plan kitchen, dining, living room with a log burner, dual aspect windows and understairs storage/utility | External door to the patio / Staircase up to.

FIRST FLOOR: Landing with airing cupboard | Three double bedrooms (one with a WC) | Family bathroom with shower over bath.

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 Fees. 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.

SERVICES

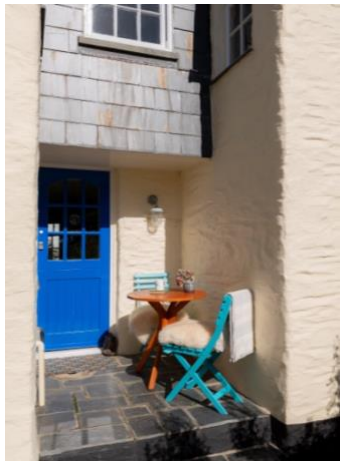
Main's water, drainage, and electricity. Electric Rointe panel heaters.









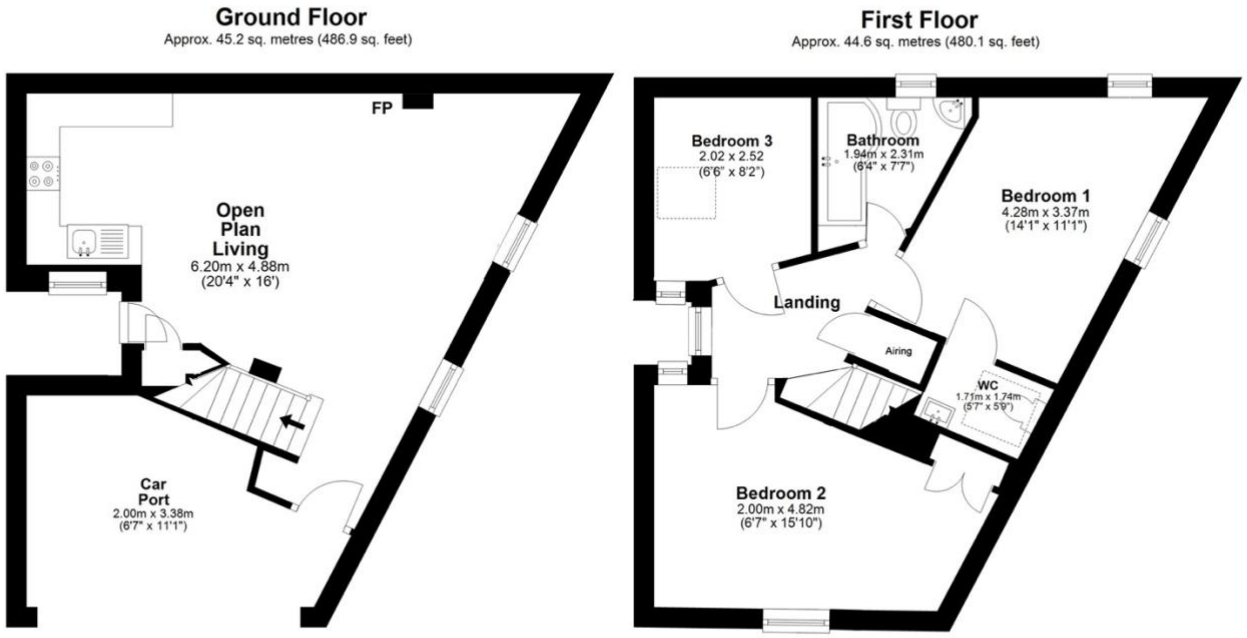






The Carriage House, Port Isaac

Total area: approx. 89.8 sq. metres (967.0 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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