



Rubena Cottage
36 Dolphin Street, Port Isaac
Guide Price: £435,000

JB ESTATES
EST.  1971

Rubena Cottage

36 Dolphin Street, PL29 3RJ

Charming and fully refurbished in 2022, Rubena Cottage is a delightful stone cottage situated on Dolphin Street in the heart of Port Isaac. This attractive grade II listed property offers high-quality interiors with many original features including sash windows, slate floors, exposed stone, and beamed ceilings. Beautifully presented with great attention to detail, it offers rented parking nearby and is located in walking distance of the pretty harbour and village amenities. EPC Band E.

- Two generous bedrooms and an elegant family bathroom.
- High-quality interiors with a well-proportioned sitting room and open plan kitchen/dining room.
- A short walk from the village amenities and Port Isaac harbour.
- Excellent letting potential and contents available via separate negotiation (minus personal effects).
- Rented parking space nearby at Trelawney Garage.
- In all approximately 775sq. ft (72 sq. m).

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 £435,000

FREEHOLD



OVERVIEW

Moments from Port Isaac Harbour, Rubena Cottage is an immaculately presented two-bedroom cottage with stylish interiors. Dating back to 1840, this desirable and historic grade II listed property was entirely renovated in 2022, creating a characterful and enchanting cottage with smart app-controlled heating. Entrance is into the open plan kitchen/dining room with a wood burner, with a separate elegant sitting room with a wood burner.

THE ACCOMMODATION

GROUND FLOOR: Wooden porch | Open plan kitchen/dining room with beamed ceilings and slate floor | Separate sitting room with log burner and slate floors.

FIRST FLOOR: Two double bedrooms both with wood floors and built in storage | Luxurious family bathroom.

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.

OUTSIDE

Rear door access from the first floor onto a public alleyway that leads to Middle Street. There is a rented parking space towards the top of Port Isaac in Trelawney's garage, a short walk from the property.

SERVICES

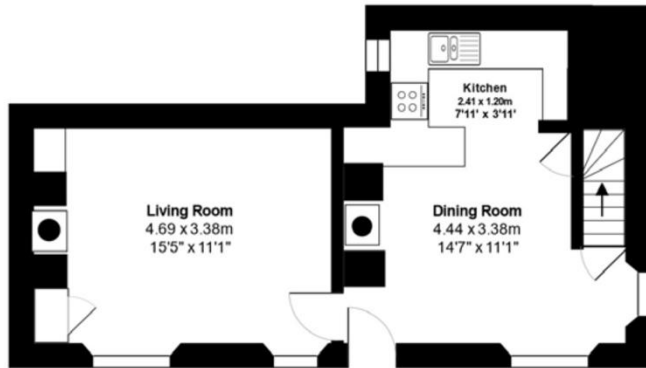
Main's water, drainage, and electricity. Electric heating with underfloor heating on the ground floor.



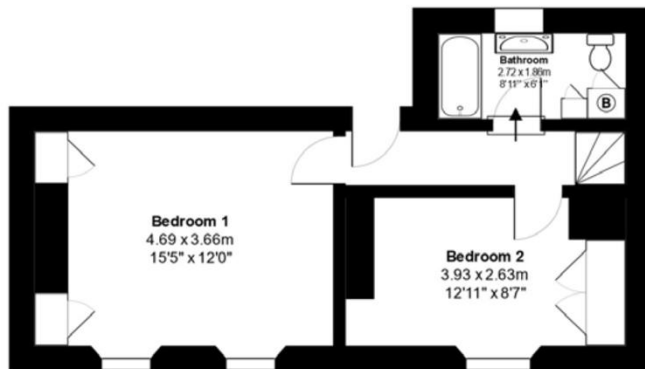
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TOTAL FLOOR AREA 72 sq.m (775 sq.ft)

Measurements are approximate. Not to scale. Illustrative purposes only
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GROUND FLOOR



FIRST FLOOR

Port Isaac Harbour – 100 yards

