



ARCHER FARM
TREWETHA - PORT ISAAC

JB ESTATES

EST.  1971

ARCHER FARM

Trewetha, Port Isaac, PL29 3RU

Archer Farm is a characterful 7-bedroom detached house with picturesque countryside views, nestled in an unspoilt valley just outside Port Isaac village. Over the years, the original stone cottage has been extended and now offers versatile accommodation that would suit a variety of uses, with further scope to extend. The sale includes pretty, enclosed lawned gardens and patios bordered by established trees and shrubs, all within easy reach of the North Cornwall coast.

- 5 bedrooms, 4 bathrooms (2 en suite), W.C
- Separate entrance to the 2-bedroom annexe with kitchen & bathroom.
- Three large reception rooms, including a kitchen with AGA and period features including oak beams, wood floors, and cloam oven.
- Large, gravelled driveway with parking for several vehicles/boats.
- Mature gardens with lawns and patios.
- Short walk to the Southwest coast path and 4-minute drive to Port Isaac harbour.
- Plot size approximately 0.59-acres.
- In all about 3,697sq. ft. (343.5 sq. m.) EPC Band E.

Port Gaverne/Port Isaac 0.9 miles, Polzeath 7.8 miles, Rock 9.7 miles, Wadebridge 7.7 miles, Bodmin Parkway 17.6 miles, Newquay Airport 20 miles, Truro 32 miles, Exeter 63 miles

Viewings by appointment only

GUIDE PRICE £950,000

FREEHOLD









LOCATION

Situated just off the beaten track, yet within easy reach of Port Gaverne & Port Isaac, Polzeath and Rock on the Camel Estuary. Head out from Archer Farm via nearby footpaths to discover some of North Cornwall's most breath-taking scenery, cliff paths and sandy beaches. Try your hand at surfing the Atlantic rollers at nearby Polzeath, catch the foot ferry from Rock across the estuary to Padstow to cycle the Camel Trail or head further afield to the south coast for quieter sailing waters and picture-perfect bays.

Doc Martin fans should explore the sights of Port Isaac, a popular holiday destination and residential village and the birthplace of The Fisherman's Friends, Port Isaac has a number of good places to eat and drink, including two of Nathan Outlaws Michelin starred eateries. Other notable restaurants and pubs include The Port Gaverne Hotel and Pilchards, The Mote, and The Golden Lion, with Rick Stein's and Paul Ainsworth restaurants in Padstow and Rock. 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 8 miles away.

OUTSIDE

The property is approached via two 5-bar gates onto a gravel driveway with parking for several vehicles or boats. From here two sets of steps lead down to an integrated annexe with a private courtyard patio garden. The main lawned garden, slopes gently away from the property and has lovely views across the valley. Another patio accessed from the sitting room offers a sheltered and sunny spot to make the most of the stunning rural views.

SERVICES

Mains water & electricity. Private drainage. Oil fired central heating.



THE PROPERTY

Archer Farm occupies a unique position in this sheltered valley, just a short walk to Port Isaac village through scenic and unspoilt Cornish countryside. This large, light-filled family home offers generous accommodation that lends itself to a variety of uses. With open plan living spaces and large windows, Archer Farm offers far reaching and picturesque countryside views.

THE ACCOMMODATION

GROUND FLOOR: Covered Porch | Sizeable main entrance hall | Inner hallway with slate floors, cloam oven and staircase up to the first floor | Substantial open plan kitchen breakfast room with tiled floor, AGA and open fire | Adjacent pantry leading to utility room with external access | L-shaped living room with oak floors, wood burning stove and French doors to garden | Two sets of internal glazed doors lead into a sunroom / dining room | Central staircase with original stained glass window | W.C on the half landing

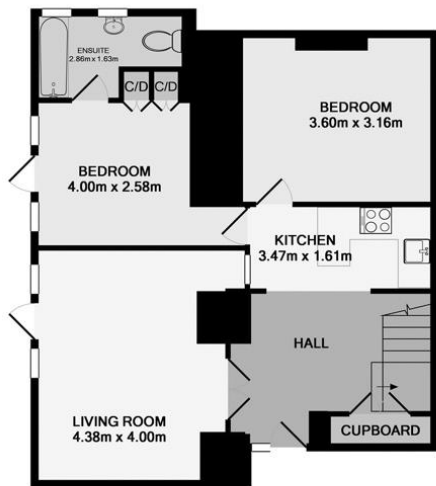
FIRST FLOOR: Large landing with space saver stairs up to the Attic room | Two bedrooms (one en-suite) both with patio doors onto a balcony with country views | Second Hall leading to two double bedrooms and an ensuite bathroom | Lockable landing with rear staircase connects to the main hallway below | Family bathroom and airing cupboard | A generous bedroom with built-in cupboards, dual aspect windows and a Juliet balcony overlooks the garden and provides the flexibility to be used as a self-contained 1-bed studio.

ATTIC ROOM: With roof lights, offering scope for conversion subject to necessary planning.



LOWER GROUND FLOOR ANNEXE: Separate external entrance into hallway/ kitchen with understairs cupboard | Double doors into living room with wood burner and doors out to the patio and garden | Two double bedrooms (one with in-built wardrobes and access to the garden) | Ensuite shower room | Internal stairs lead up to the ground floor.





LOWER GROUND FLOOR (ANNEXE)
APPROX. FLOOR AREA 55.0 SQ.M.
(592 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR AREA 153.5 SQ.M.
(1652 SQ.FT.)



1ST FLOOR
APPROX. FLOOR AREA 135.0 SQ.M.
(1453 SQ.FT.)

1ST FLOOR
APPROX. FLOOR AREA 135.0 SQ.M.

TOTAL APPROX. FLOOR AREA 343.5 SQ.M. (3697 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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