NORTHCLIFFE

PORT ISAAC

JB ESTATES

EST. 1971

Northcliffe

5 Roscarrock Hill, Port Isaac, PL29 3RG

Arguably Port Isaac's most iconic waterfront property, occupying an elevated position with commanding sea and harbour views from all the principal rooms. Northcliffe is a remarkable, Grade II Listed four-bedroom home that has been extensively renovated throughout. This prime property benefits from off-road parking and a beautifully landscaped, sea-facing terraced garden, perfectly designed to maximise the exceptional coastal outlook.

- Four double bedrooms (3 with en-suites) and a large family bathroom
- A stylish kitchen, open-plan living/dining room and a garden room, all overlooking the harbour
- Uninterrupted sea & harbour views from all the principal rooms
- A large full-width terrace and balcony above overlooks a recently landscaped garden with multiple sea-facing patio areas
- Three private parking spaces
- In all approximately 1,685 sq. ft (156 sq. m)

Port Isaac Harbour 50 yards, Polzeath 6 miles, Rock 7 miles, Wadebridge 8.5 miles, Bodmin Parkway Station 16 miles, Newquay Airport 21 miles, Truro 33 miles, Exeter 67 miles

Viewings by appointment

Guide Price £1,950,000

FREEHOLD

THE PROPERTY

Set in an elevated position overlooking Port Isaac's harbour, this impressive three-storey home enjoys panoramic views across the picturesque fishing village and coastline. Dating back to the 19th century, the property has been comprehensively refurbished to an exceptional standard. The result is a beautifully appointed four-bedroom family home, with sea views enjoyed from all principal rooms, the balcony and the garden.

The lower ground floor is arranged around a spacious open-plan living/dining area, which flows seamlessly into the kitchen and benefits from direct access to the garden. This level is further complemented by a garden room, utility room and a well-appointed shower room. Upstairs, the ground floor and first floor include 4 double bedrooms (3 with en-suites) and a family bathroom with a sea-facing balcony stretching across the ground floor.

THE ACCOMMODATION

Lower Ground Floor: Kitchen | Open-plan living/dining room | Garden room | Utility room | Shower room

Ground Floor: Entrance Hall | Double bedroom with en-suite bathroom | Double bedroom with direct access onto a balcony | Family bathroom

First Floor: Principal bedroom with ensuite | Double bedroom with en-suite

OUTSIDE

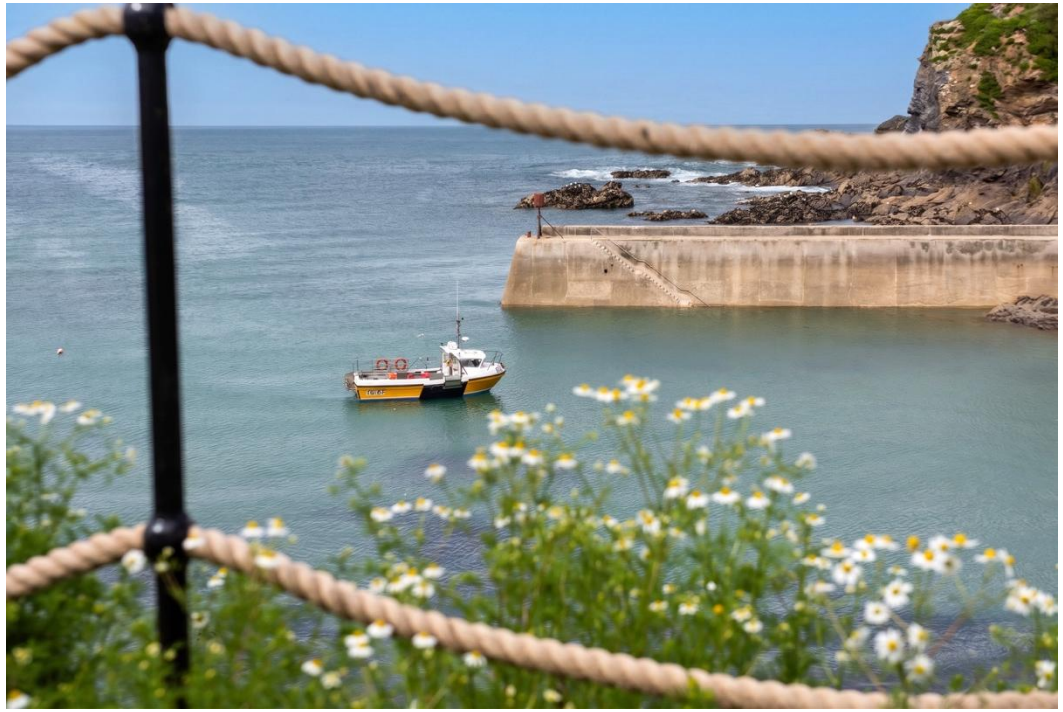
Accessed via Roscarrock Hill, Northcliffe enjoys a beautifully tiered, landscaped garden planted with a rich variety of coastal shrubs and flowering plants, creating a private oasis with harbour views from every level. A generous patio sits directly outside the kitchen, providing an ideal setting for relaxed morning coffees or al fresco dining with family and friends. A gently winding path leads through the garden to a lower patio, where breathtaking views across the harbour can be fully appreciated. The property also benefits from private parking for three vehicles, conveniently located to the left of the house. Japanese Knotweed was previously treated and eradicated at the boundary shared with the neighbour. The seller has a contract in place to monitor this and can confirm it has not been detected for at least three years. Please call for further details.

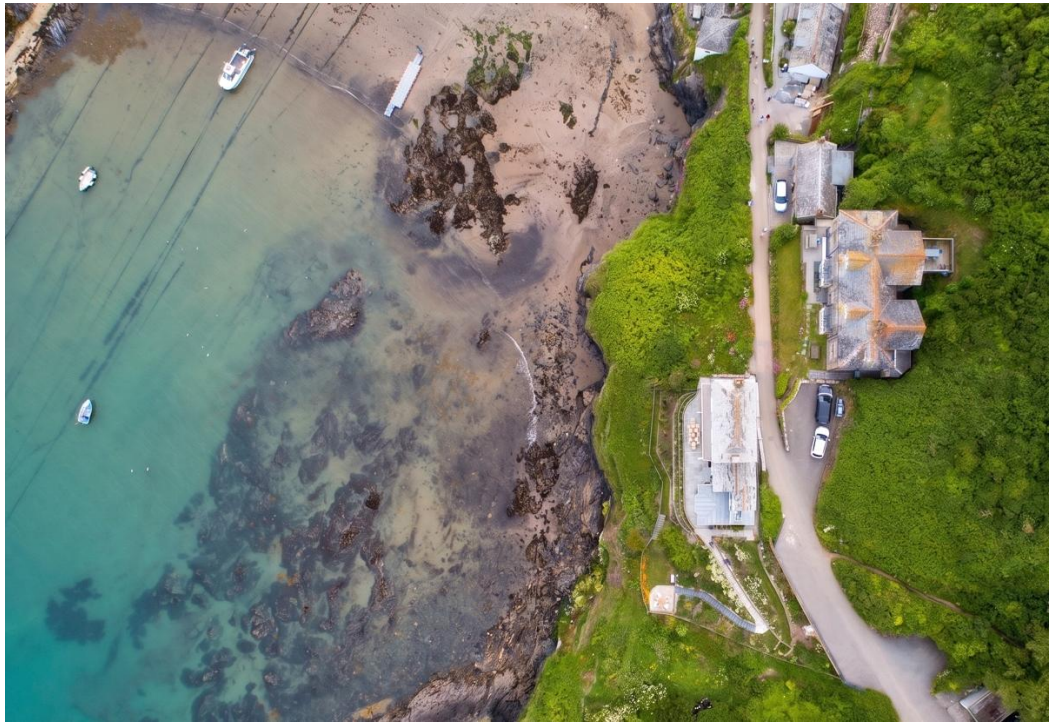
SERVICES

Mains water, drainage and electricity. Electric boiler and radiators.

LOCATION

Port Isaac is a popular holiday destination and residential 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 several good places to eat and drink, all within walking distance of Northcliffe. These include two of Nathan Outlaws eateries. Other notable restaurants and pubs include The Port Gaverne Hotel, The Mote and The Golden Lion. 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.



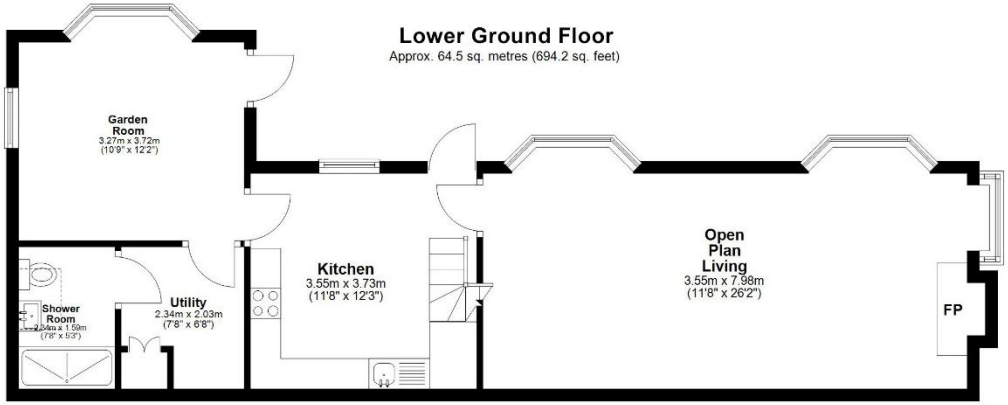


NORTHCLIFFE. PORT ISAAC

Total area: approx. 156.6 sq. metres (1685.3 sq. feet)

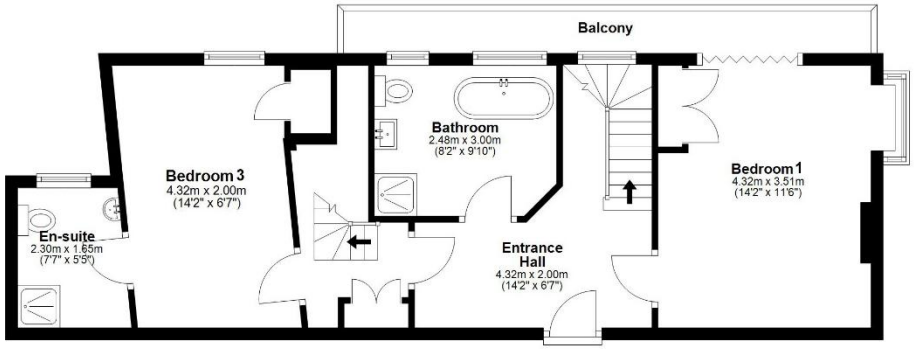
Lower Ground Floor

Approx. 64.5 sq. metres (694.2 sq. feet)



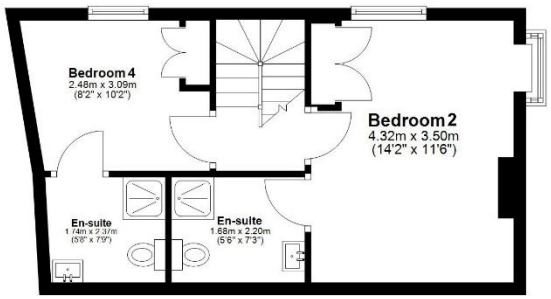
Ground Floor

Approx. 57.6 sq. metres (620.4 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.7 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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