COR ANGLAIS

PORT ISAAC



JB ESTATES

EST 1971

Cor Anglais

Middle Street, Port Isaac
PL29 3RJ

Cor Anglais is an enchanting coastal cottage that has been expertly refurbished in calming hues and finished with great attention to detail. Beautifully appointed, this three-bedroom stone cottage marries modern conveniences and clever storage with traditional features and is situated mere moments from Port Isaac's picturesque fishing harbour and the southwest coast path.

- Generous open plan living space, retaining original beams, slate floors and benefitting from handmade built-in storage and shutters.
- Principal bedroom, double bedroom, bunkroom, and family bathroom.
- Peaceful position just yards from the harbour.
- Built-in external seating with outside tap to rinse off after the beach.
- Offered with all contents included, less personal effects.
- In all about 615 sq. ft (57.2 sq. m.)

Port Isaac Harbour 100 yards, Polzeath 6 miles, Rock 7 miles, Wadebridge 8 miles, Bodmin Parkway 17 miles, Newquay Airport 20 miles, Truro 32 miles, Exeter 66 miles.

Viewings by appointment

OIEO: £400,000

FREEHOLD


POLZEATH
CORNWALL
ROCK
CORNWALL







THE PROPERTY

Just moments from the harbour on Middle Street, Cor Anglais has been lovingly restored to provide well-considered accommodation arranged over two floors. The open plan living space comprises sitting, dining and kitchen areas that have undergone extensive refurbishment to provide both beautiful and functional spaces. With 3 bedrooms, all open to the eaves and outside seating and storage, this property would make an exceptional coastal retreat.

THE ACCOMMODATION

GROUND FLOOR: Stable door into open plan kitchen including separate fridge and freezer, washing machine and tumble dryer | Dining area with built in seating/storage | Sitting room with log burning fire and window seat with storage | Cloak cupboard.

FIRST FLOOR: Principal bedroom with wardrobe and vanity unit | Double bedroom with mezzanine storage platform | Handmade bunk room with storage | Family shower room.

LOCATION

Port Isaac is a popular holiday destination and residential village in North Cornwall, famed for its historic fishing harbour, quaint winding streets and scenic coastal walks. Nearby, in Rock and Daymer Bay, conditions are ideal for sailing, water-skiing and windsurfing, as well as the renowned St Enodoc Golf Club offering two excellent 18-hole courses. Port Isaac has a number of good places to eat and drink, all within walking distance, including two of Nathan Outlaws eateries. Locally there are also a wealth of excellent restaurants and pubs including The Port Gaverne Hotel, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. 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 about 8 miles distant.

SERVICES

Mains water, electricity and drainage, electric heating.









OUTSIDE
There is lockable seating/storage to the front of the property with handy outside tap to wash off sandy feet and store beach paraphernalia.



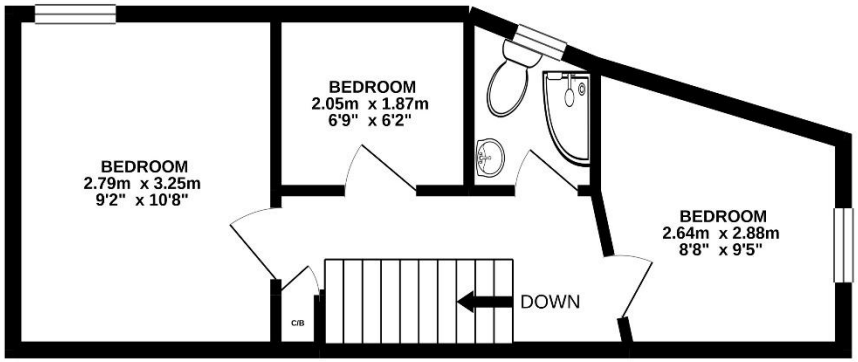




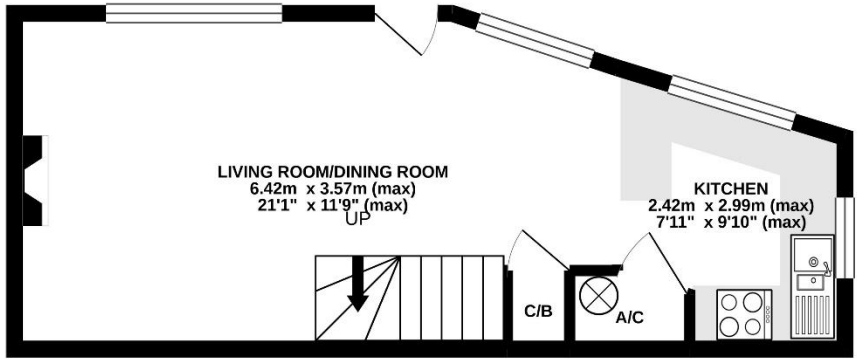




1ST FLOOR
28.7 sq.m. (309 sq.ft.) approx.



GROUND FLOOR
28.5 sq.m. (306 sq.ft.) approx.



TOTAL FLOOR AREA : 57.2 sq.m. (615 sq.ft.) approx.

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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Pavilion Building, Rock, Cornwall PL27 6JU
01208 862601
sales@johnbrayestates.co.uk
www.johnbrayestates.co.uk

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