



GULLY LOFT

Fore Street, Port Isaac

Guide Price: £375,000

JB ESTATES

EST.  1971

Gully Loft

19 Fore Street, Port Isaac, PL29 3RA

Located just moments from Port Isaac's picturesque harbour, Gully Loft is a charming two-bedroom first floor apartment with private parking for one vehicle. Currently operating as a holiday let, it features light-filled open-plan living with a vaulted ceiling, an apex window, and a Juliet balcony overlooking the historic village, the harbour & Platt. EPC Band D.

- Two double bedrooms and a bathroom.
- Semi open-plan living/kitchen/dining room with vaulted ceilings, wooden beams, skylights and a Juliet balcony facing The Platt.
- Views across the historic fishing village and the harbour from the living space & bedroom.
- Private parking for one vehicle to the side of the property.
- Currently a holiday let and would make a wonderful private bolthole or main residence.
- In all approximately 592.5 sq. ft (55 sq. m)

Port Isaac Harbour 100 mtrs, 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 £375,000

LEASEHOLD – 999 Years from 2008



OVERVIEW

A perfect coastal bolthole in the heart of Port Isaac, Gully Loft offers light & bright living accommodation with a semi open-plan living/kitchen/dining room benefitting from vaulted ceilings, exposed wooden beams, skylights and an apex window that floods the room with natural light. The apex window opens out onto a Juliet balcony with views looking across the village, the harbour and Platt. Two double bedrooms and a shower room complete the configuration. Ideally located just moments from Port Isaac's historic harbour and the dramatic North Cornwall coastline, this apartment is situated above Boat House shop with adjacent private parking for one vehicle in a private car park, located at the side of the property.

THE ACCOMMODATION

The property is arranged over the first floor and accessed via a door on the ground floor with a private staircase: Semi open-plan living/kitchen/dining room with a Juliet balcony | 2 double bedrooms | Shower room.

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 plenty of places to eat and drink, all within walking distance of the property. These include two of Nathan Outlaws eateries, alongside The Port Gaverne Hotel and Pilchards, The Mote, and The Golden Lion. Port Isaac has a vibrant village hall, a primary school and a doctor's surgery. 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

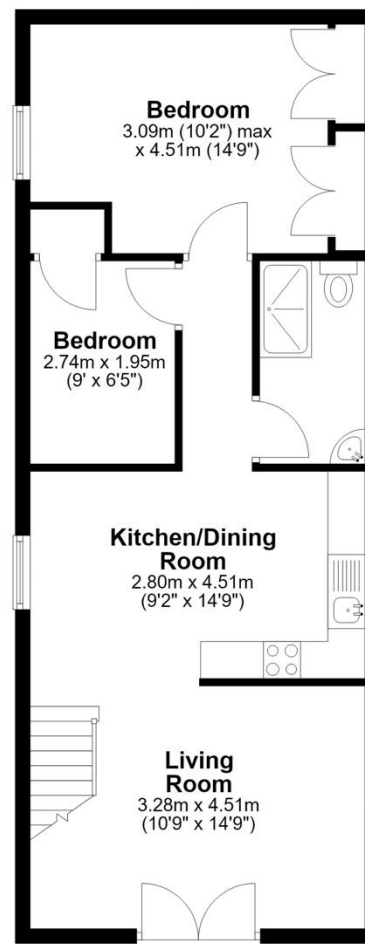
Mains water, electricity and drainage. Electric panel heating.





Ground Floor

Approx. 55.0 sq. metres (592.2 sq. feet)



Total area: approx. 55.0 sq. metres (592.2 sq. feet)

Gully Loft , 19 Fore Street, Port Isaac, Cornwall

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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