



GREY DAWN

Port Isaac

OFFERS IN EXCESS OF: £200,000

JB ESTATES

EST.  1971

GREY DAWN

26 Church Hill, Port Isaac, PL29 3RQ

Tucked into the heart of Port Isaac, halfway up Church Hill, this Grade II listed two-bedroom cottage is just a short stroll from the picturesque harbour and village amenities. Rich in character, the property offers exciting scope for refurbishment or renovation, presenting an opportunity to create a charming coastal retreat in one of North Cornwall's most sought-after coastal villages. EPC Band E.

- Two bedrooms with a family bathroom.
- Kitchen leading into the sitting room with open fireplace.
- Desirable location with easy access to Port Isaac's harbour and village amenities.
- Traditional features such as exposed wooden beams and sash windows.
- Offers scope for refurbishment or renovation.
- A lock-up & leave opportunity with external storage below the patio terrace.
- In all, approximately 499 Sq. ft (46.4 sq. mtrs.)

Port Isaac Harbour 50 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

OIEO: £200,000

FREEHOLD





THE PROPERTY

Situated on Church Hill, just moments from the harbour and popular eateries of the historic fishing village of Port Isaac, Grey Dawn is a charming, whitewashed fisherman's cottage full of character. The two-bedroom property features a family bathroom, kitchen and sitting room with an open fireplace, alongside traditional details including exposed wooden beams and views across the village from the first floor. Accessed via external steps leading up the front door, the cottage enjoys an elevated patio terrace with useful external storage below. Offering scope for refurbishment or renovation, Grey Dawn presents an exciting opportunity to create a characterful coastal retreat or a well-located holiday let.

ACCOMMODATION

GROUND FLOOR: Kitchen | Sitting room

FIRST FLOOR: Two double bedrooms | Family bathroom

SERVICES

Mains water, electricity, and drainage. Electric heating.

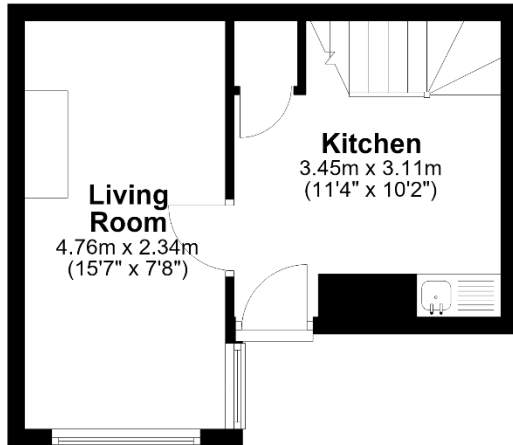
LOCATION

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 the property. These include two of Nathan Outlaws eateries, The Port Gaverne Hotel & Pilchards, 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 about 8 miles away. The Port Isaac primary school and surgery is located just up the road from the Co-Op.



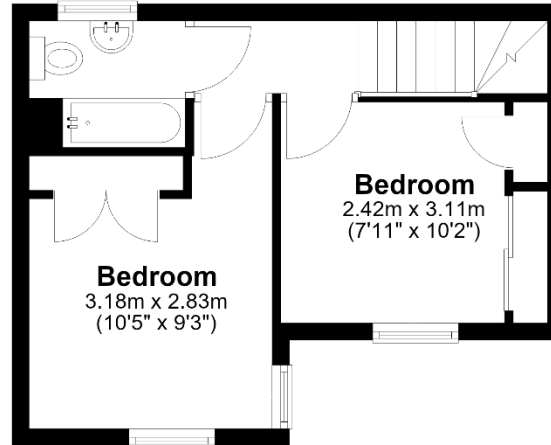
Ground Floor

Approx. 22.2 sq. metres (238.9 sq. feet)



First Floor

Approx. 24.2 sq. metres (260.1 sq. feet)



Total area: approx. 46.4 sq. metres (499.0 sq. feet)

Grey Dawn, 26 Church Hill, Port Isaac

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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