

ROSE COTTAGE

PORT ISAAC

JB ESTATES

EST. 1971



ROSE COTTAGE

34 Dolphin Street, Port Isaac, PL29 3RJ

Nestled in the historic village of Port Isaac, Rose Cottage is an enchanting Grade II Listed Cornish cottage that has been fully renovated and restored by interior designer, Noushka Design. Boasting original features throughout expertly blended with joyful interiors, this 3-bedroom cottage is currently a holiday let and would make a wonderful main residence. EPC Band F.

- Three double bedrooms and a family bathroom
- Bespoke kitchen, separate sitting room with slate floors and log burner, and adjacent dining room
- Useful utility room with hot bath & outdoor shower
- Enclosed front garden and enclosed patio to the rear
- Positioned within walking distance of the Harbour and the local amenities. Rented parking space for 1 vehicle at Trelawney Garage
- Interiors by interior designer, Noushka Design
- Currently a successful holiday let
- In all about 99.2 sq.m (1067.7 sq.ft)

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

Guide Price: £735,000

FREEHOLD







THE PROPERTY

Currently a successful holiday let, Rose Cottage is an enchanting three-bedroom Cornish cottage, set just moments from the Harbour. With vibrant and eclectic interiors throughout, this charming cottage provides a generous sitting room with original slate flooring and an Everhot stove leading into a light & bright bespoke fitted kitchen with a separate maritime inspired dining room across the hall. The property provides two double bedrooms, a twin bedroom and a family bathroom with underfloor heating. Rose Cottage includes a rented parking space for 1 vehicle at Trelawney Garage.

THE ACCOMMODATION

GROUND FLOOR: Sitting room with slate floors, window seat and Everhot stove | Dining room with built in storage | Bespoke kitchen with door to garden | External utility room.

FIRST FLOOR: Two double bedrooms one with built in storage | Twin bedroom | Family bathroom with underfloor heating.

OUTSIDE

Accessed via Dolphin Street, the property enjoys a pretty front garden with a sunny patio to the rear with an outside shower and a useful utility room. The property benefits from an allocated parking space at Trelawney Garage, approx. 5–10-minute walk away, which is transferable in the sale.

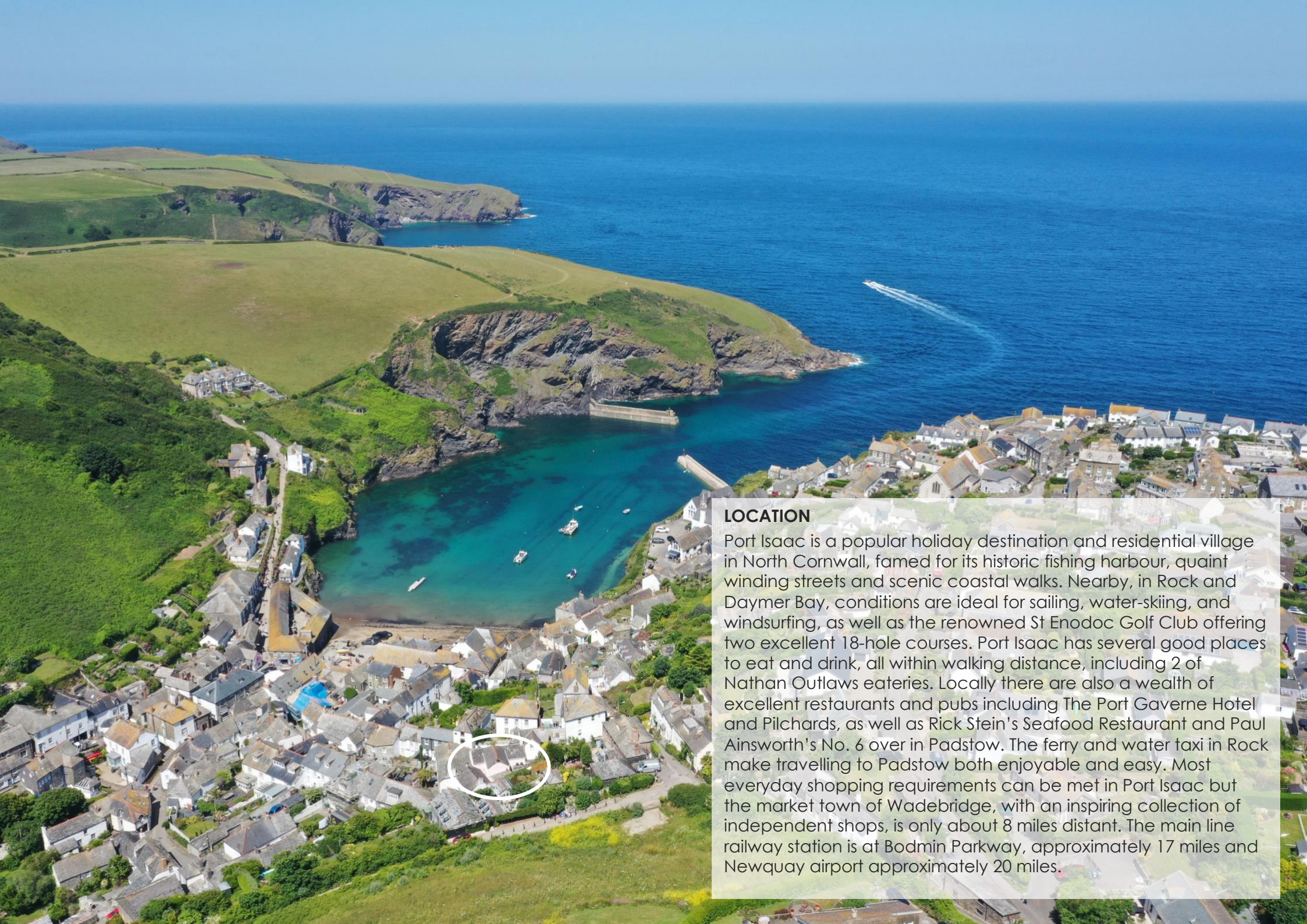
SERVICES

Mains water, electricity, and drainage. Oil central heating.

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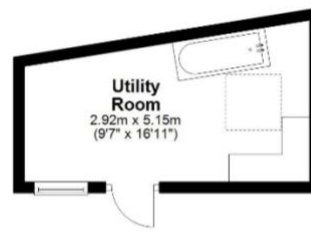
Available by separate negotiation (excluding personal effects)





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 several good places to eat and drink, all within walking distance, including 2 of Nathan Outlaws eateries. Locally there are also a wealth of excellent restaurants and pubs including The Port Gaverne Hotel and Pilchards, as well as Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 over in Padstow. The ferry and water taxi in Rock make travelling to Padstow both enjoyable and easy. 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. The main line railway station is at Bodmin Parkway, approximately 17 miles and Newquay airport approximately 20 miles.



Total area: approx. 99.2 sq. metres (1067.7 sq. feet)
All measurements are approximate and for display purposes only.

Ground Floor
Approx. 55.9 sq. metres (601.3 sq. feet)

