



Evelyn, 2 Lundy Road
Port Isaac
Guide Price £295,000

JB ESTATES
EST.  1971

Evelyn

2 Lundy Road, Port Isaac, PL29 3RR

Positioned just moments from the picturesque harbours of Port Isaac and Port Gaverne, Evelyn is a very well-presented two-bedroom terraced bungalow. Newly redecorated throughout, this turn-key property boasts private parking for two cars and a generous enclosed rear garden comprising a lawn and raised decking area. The property is currently operated as a successful holiday let.

- 2 double bedrooms, 1-bathroom, open plan living, kitchen and dining room.
- Located just a short walk from Port Isaac Harbour, all the village amenities and nearby Port Gaverne.
- Generous and level rear lawned garden with raised deck, perfect for al fresco dining.
- Currently a successful holiday let, offered for sale with all forward bookings.
- Contents are available, subject to negotiation.
- Lapsed planning permission for a small rear extension. PA22/00405.
- In all approximately 409 sq. ft. EPC Band D.

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: £295,000

FREEHOLD



THE PROPERTY

Evelyn is a two-bedroom lock-up-and-leave bungalow in Port Isaac, located within walking distance of the popular village amenities, Southwest Coast Path, and nearby Port Gaverne. A stylish bolthole, it enjoys open plan living, including a fully equipped kitchen and a sitting room with an electric fire. The property has a well-established letting history with private off-road parking for two vehicles and a large, enclosed northwest facing rear garden, making for an ideal holiday home, primary residence, or investment property.

LOCATION

Port Isaac is a popular holiday destination and residential village on the North Cornwall coast, famed for its historic fishing harbour, quaint winding streets and scenic coastal walks. Nearby Port Gaverne is an ideal location for sea swimming, kayaking and coasteering. Loved by millions as Portwenn in ITV's Doc Martin and the birthplace of The Fisherman's Friends, Port Isaac has a number of good places to eat and drink. These include two of Nathan Outlaws restaurants. 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 but the market town of Wadebridge, with supermarkets, a cinema, leisure centre and an inspiring collection of independent shops, is only about 8 miles distant.

ACCOMMODATION

Covered entrance | Open plan living / dining room with fully equipped kitchen | Principal double bedroom with built in wardrobe | Twin bedroom | Family bathroom with shower over bath | Door to rear decking and garden.

OUTSIDE

The property enjoys a quiet position on Lundy Road with off-road parking for two vehicles to the front. At the rear is a large, fenced garden with a timber storage shed, and a raised deck providing the ideal spot for alfresco dining.

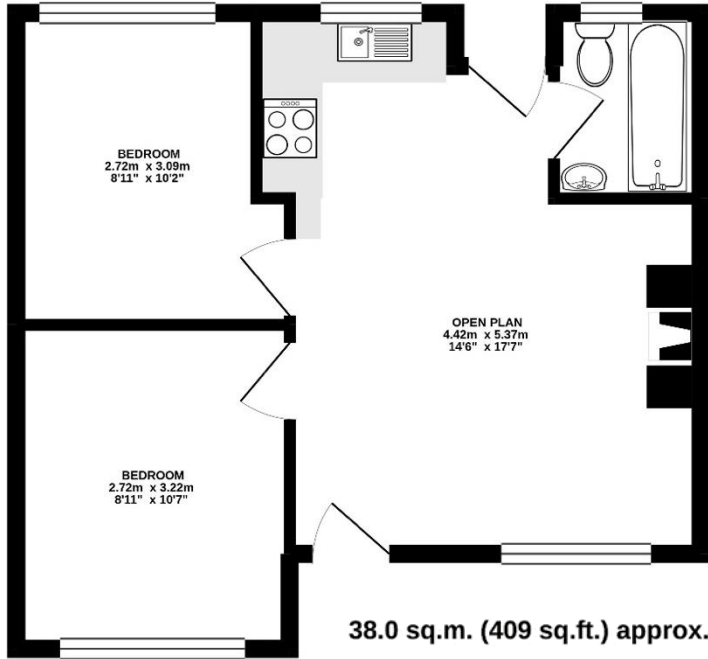
SERVICES

Main's water, electricity, and drainage. Electric heating & electric fire.

CONTENTS

Contents are available via separate negotiation (excluding personal effects).





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

www.johnbrayestates.co.uk

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