



# Sunnybank

12 Trewetha Lane, Port Isaac

**Guide Price: £550,000**

**JB ESTATES**

EST.  1971



## Sunnybank

12 Trewetha Lane, Port Isaac,  
PL29 3RN

**Sunnybank is a large, detached property situated in an elevated position along Trewetha Lane. Positioned to catch most of the day's sunshine, the property sits on a substantial plot with mature front and rear gardens, overlooking Port Isaac harbour. The property lies within a short distance of the local amenities, restaurants, coast path and the harbour and offers huge potential to extend or renovate.**

- Three bedrooms and two bathrooms.
- Generous plot with elevated views across the village towards the Harbour.
- The property is vacant and offered chain-free.
- An exciting development or renovation project, subject to the necessary planning permissions.
- A single garage is also located nearby, and available via separate negotiation.
- In all, approximately 1,062 Sq. ft (98.7 sq. mtrs.) EPC Band F.

Port Isaac Harbour 0.3 miles, 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

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**FREEHOLD**





## THE PROPERTY

Sunnybank offers an exciting opportunity for a prospective buyer to add their own stamp to an attractive double fronted coastal home. Sunnybank's elevated position affords the property lovely views across the village, and along with a substantial rear garden there is also a single garage available via separate negotiation. There are three double bedrooms with sea glimpses and a family bathroom set on the first floor. The family spaces on the ground floor include a well-proportioned sitting room and separate dining room both with huge bay windows, a good size kitchen with a useful utility room and a shower room.

## ACCOMMODATION

**GROUND FLOOR:** Large front porch | Entrance Hall | Sitting room with an electric fireplace and bay window | Separate dining room | Spacious kitchen leading to a utility area with access to the rear garden | Shower room

**FIRST FLOOR:** Three double bedrooms | Family bathroom

## OUTSIDE

Located along Trewetha Lane and accessed via a sloped path, the property has mature planting and shrubs to the front. To the rear, there is a large, enclosed garden with the base of a substantial former chalet creating space for a separate building/annexe on the existing footprint providing plenty of potential with a pedestrian access down the side.

## SERVICES

Mains water, electricity, and drainage. Electric night storage heaters

## LOCATION

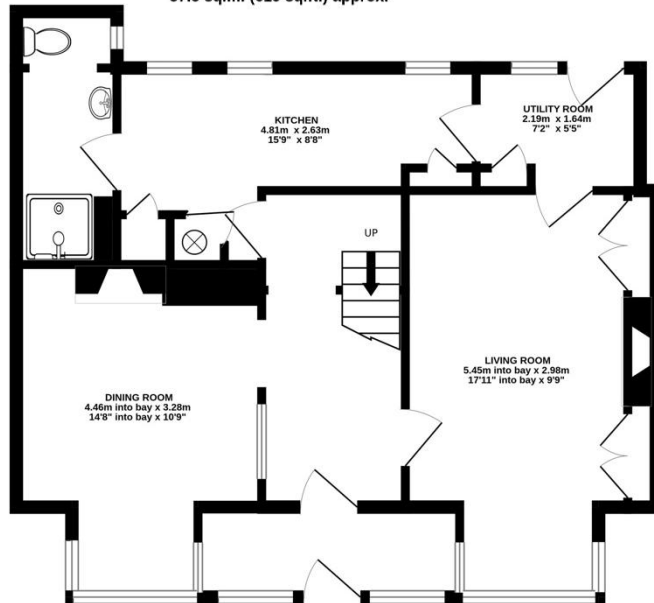
Port Isaac is a popular holiday destination and residential village on the rugged North Cornwall coast, famed for its historic fishing harbour, quaint winding streets and scenic coastal walks. Loved by millions as Portwenn in ITV's Doc Martin and the birthplace of The Fisherman's Friends, Port Isaac 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 only about 8 miles distant. The Port Isaac surgery is located just up the road from the Co-Op.



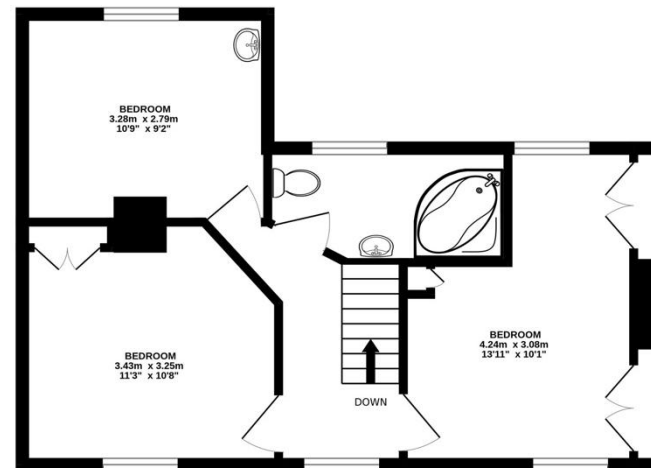




**GROUND FLOOR**  
57.5 sq.m. (619 sq.ft.) approx.



**1ST FLOOR**  
41.2 sq.m. (443 sq.ft.) approx.



**TOTAL FLOOR AREA : 98.7 sq.m. (1062 sq.ft.) approx.**

Measurements are approximate. Not to scale. Illustrative purposes only  
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