



# Pathways

28 New Road, Port Isaac

**Guide Price: £425,000**

**JB ESTATES**

EST.  1971

# Pathways

28 New Road, Port Isaac, PL29 3SD

## A WELL-KEPT SECRET

Charming and spacious, Pathways is a delightful, detached dormer bungalow tucked away off New Road, just moments from Port Isaac harbour, Port Gaverne beach and the village amenities. With high ceilings, wood floors and characterful features, the property has an abundance of natural light and pleasant views of the sea and surrounding coastline. The property offers versatile accommodation and a small, enclosed garden. EPC Band E.

- Three double bedrooms and a family bathroom.
- Spacious sitting room, kitchen, and separate dining room.
- Within short walking distance of the village amenities, Port Isaac harbour, Port Gaverne beach and car park.
- Private and enclosed south-west facing garden with lawn and stone patio.
- Sea views from the garden and both floors.
- Approximately 1,136 sq. ft (105.5 sq. m) excluding hallway and bathroom.

Port Isaac Harbour 100 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

**Guide Price £425,000**

FREEHOLD



## OVERVIEW

Just a stone's throw from Port Isaac Harbour, Pathways is a detached dormer style property dating back to the 1930's. Offering versatile accommodation throughout, the property benefits from an incredibly private, enclosed south-west facing garden and terrace with pleasant sea views. Pathways offers a rare opportunity in an incredibly private position.

## THE ACCOMMODATION

Accessed via a quiet footpath off New Road:

**GROUND FLOOR:** Entrance Hall | Sitting room with open fireplace and sea views | Kitchen with door to garden | Dining room | Two double bedrooms | Family bathroom

**FIRST FLOOR:** Principal bedroom with eaves storage and fantastic sea and coastline views. (Option to turn the first floor bedroom into a sitting room and create a further ground floor bedroom.)

## 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 a number of good places to eat and drink, all within walking distance of the property. These include two of Michelin Star chef Nathan Outlaws eateries. Other notable restaurants and pubs include The Port Gaverne Hotel and Pilchards, The Mote 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.

## OUTSIDE

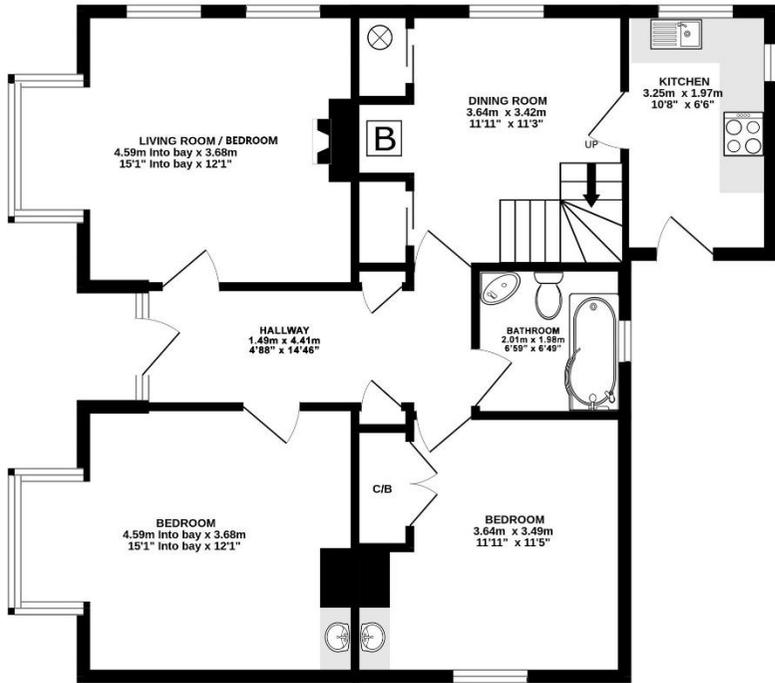
Centrally positioned within its plot, Pathways benefits from an enclosed south-west facing garden, with lawn and patio area, perfect for alfresco dining and watching the sun setting over the sea. There are views of the sea from the garden to the west. Useful external utility store. There is no private parking, but luggage can be unloaded nearby, and parking is available just a short walk away.

## SERVICES

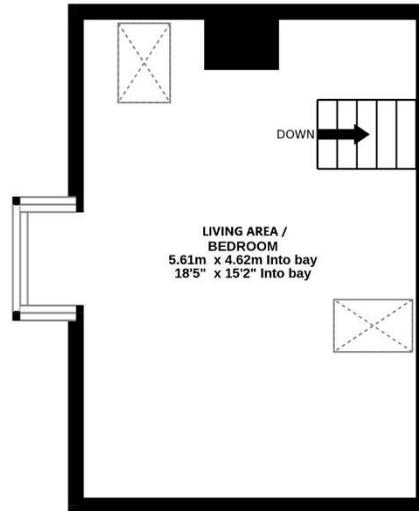
Main's water, drainage, and electricity. Oil fired central heating.



**GROUND FLOOR**  
72.3 sq.m. (778 sq.ft.) approx.



**FIRST FLOOR**  
22.7 sq.m. (244 sq.ft.) approx.



**TOTAL FLOOR AREA : 105.2 sq.m. (1136 sq.ft.) approx.**

Measurements are approximate. Not to scale. Illustrative purposes only  
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