



# Moonraker

Port Isaac

**Guide Price: £550,000**

**JB ESTATES**

EST.  1971

## MOONRAKER

26 Silvershell Road, Port Isaac,  
PL29 3SN

**Set on a generous corner plot, Moonraker is a substantial three-bedroom family home with far-reaching sea views a jacuzzi and summerhouse. Moonraker is situated at the top of Silvershell Road, just a very short walk from the local amenities, restaurants, coast path, and Port Isaac harbour.**

- Three bedrooms (one ensuite) and a family bathroom.
- Set in an elevated and central position with far-reaching sea views from the garden.
- Substantial plot with well-maintained lawned gardens, a pergola, a self-contained studio/summerhouse.
- Currently a successful holiday let.
- Off-road driveway parking and a single garage.
- In all, approximately 1,170 Sq. ft (108.7 sq. mtrs.) EPC Band E.

Port Isaac Harbour 1 mile, Polzeath 6 miles, Rock 7 miles, Wadebridge 7.3 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

Set in an elevated position on Silvershell Road with generous front and rear gardens with private parking. Moonraker comprises spacious accommodation with three double bedrooms and a well-proportioned open-plan kitchen/dining room with a separate dual aspect living room. Located just a short distance from Port Isaac harbour, Moonraker is currently a holiday let and would equally make a wonderful main residence.

## ACCOMMODATION

GROUND FLOOR: Entrance porch | Large sitting room with an electric fire | Open-plan kitchen/dining room | Principal bedroom with en-suite | Two double bedrooms | Family bathroom

## OUTSIDE

Situated on Silvershell Road, just moments from Port Isaac's amenities, the property has off-road parking alongside a detached single garage. The property is surrounded by a manicured, lawned garden with mature hedging to provide privacy, The garden enjoys far-reaching sea views, including a pergola with a jacuzzi, a statement cherry tree and a self-contained studio/summerhouse on stilts, to take advantage of the splendid coastal views.

## SERVICES

Mains water, drainage, and electricity. Modern electric panel heaters

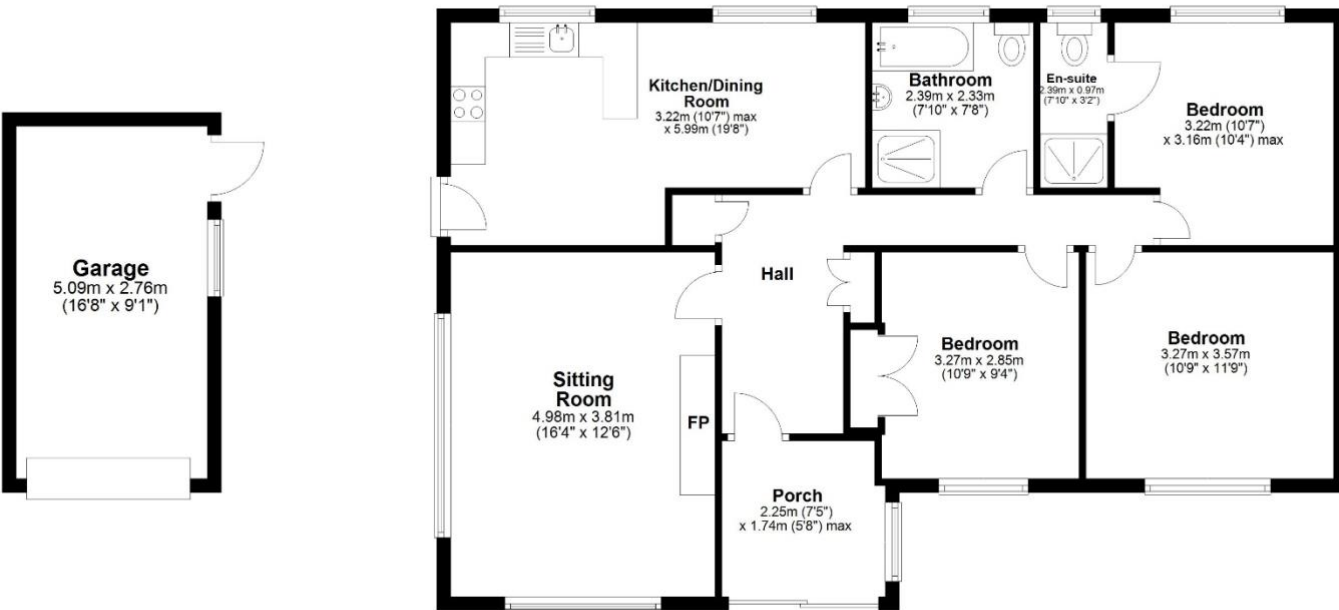
## LOCATION

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 approx. 8 miles distant.



### Ground Floor

Approx. 108.7 sq. metres (1170.0 sq. feet)



Total area: approx. 108.7 sq. metres (1170.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.

