

# FERN COTTAGE

PORT ISAAC



JB ESTATES

EST.  1971





# Fern Cottage

4 Roscarrock Hill, Port Isaac  
PL29 3RG

## ONE OF PORT ISAAC'S ICONIC COTTAGES

**Commanding an elevated position overlooking the historic Port Isaac Harbour. Fern Cottage is a beautifully presented Grade II listed fisherman's cottage comprising two double bedrooms, family bathroom with cosy interiors. Benefitting from off road parking, a tiered rear garden and sea views from all principal rooms.**

- A stylish galley kitchen, separate dining room with log burner & cosy living room all overlooking the harbour and Atlantic Ocean
- Two double bedrooms and a large family bathroom
- Uninterrupted sea & harbour views from all principal rooms, front slate terrace and rear tiered garden. Two parking spaces to the front.
- Better known as Doc Martin's surgery in the ITV television comedy drama
- In all approximately 717 sq. ft (66.7 sq. m)

Port Isaac Harbour 100yards, Polzeath 6 miles, Rock 7 miles,  
Wadebridge 8.5 miles, Bodmin Parkway Station 16 miles,  
Newquay Airport 21 miles, Truro 33 miles, Exeter 67 miles

Viewings by appointment

**Guide Price £985,000**

**FREEHOLD**









## THE PROPERTY

Renowned for being Doc Martin's surgery in the ITV television comedy drama, Fern Cottage is well presented and finished to a very high standard throughout. Currently a successful holiday let, this Grade II listed cottage comprises two double bedrooms, a family bathroom, modern galley kitchen, separate dining room and living room with an original fireplace and log burner respectively, and every principal room takes full advantage of the breath-taking sea and Harbour views. Outside, Fern Cottage benefits from off road car parking, a sun terrace and an elevated rear garden to the rear that enjoys stunning sea views and an ideal spot for alfresco dining.

## THE ACCOMMODATION

**Ground Floor:** Entrance Hall | Living room with stunning slate flagged flooring and exposed wooden beamed ceiling features | Contemporary galley kitchen | Separate dining room

**First Floor:** Two double bedrooms with fitted wardrobes & wonderful Harbour & sea views | Large family bathroom

## 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 Fern Cottage. These include two of Nathan Outlaws eateries where he holds 3 Michelin stars. Other notable restaurants and pubs include The Port Gaverne Hotel and The Stargazy Inn, The Mote and The Golden Lion. 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.

## OUTSIDE

To the front, there is off-road parking for two vehicles and a sun terrace overlooking the Harbour, as well as direct access onto the coast path and road into the village. The tiered rear garden offers a generous space and the perfect spot to soak up the stunning sea and Harbour views.

## SERVICES

Mains water, drainage and electricity. Electric heating.



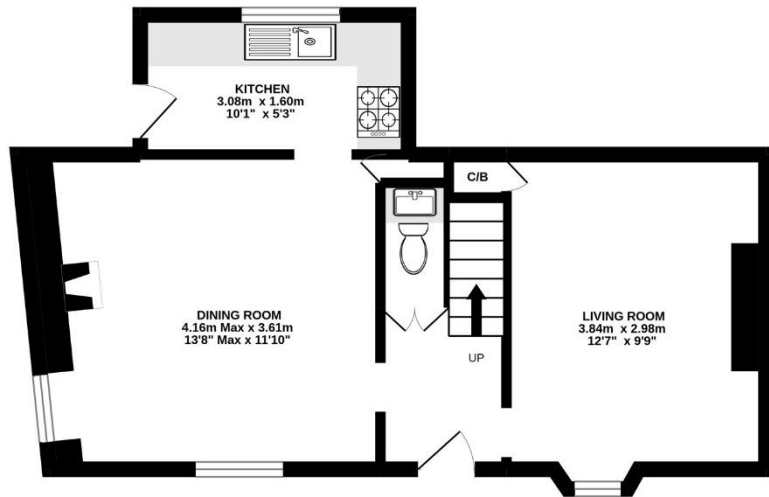




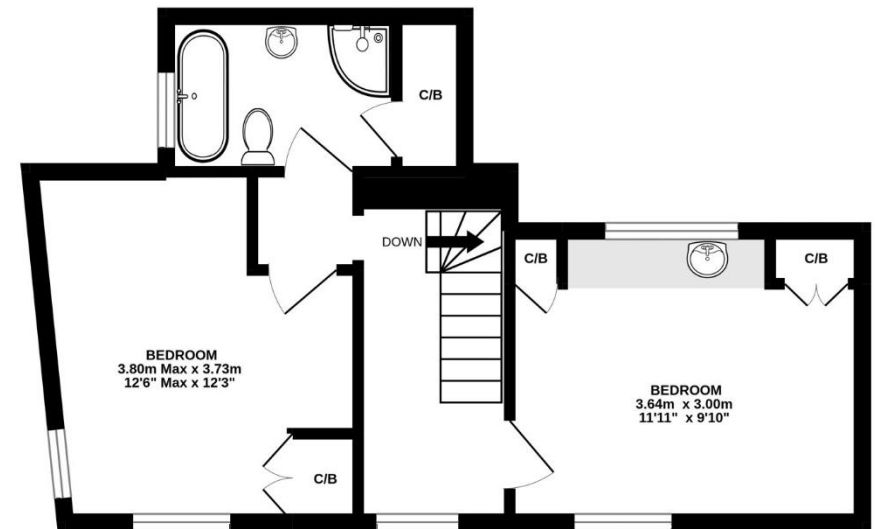




**GROUND FLOOR**  
34.0 sq.m. (366 sq.ft.) approx.



**1ST FLOOR**  
32.6 sq.m. (351 sq.ft.) approx.



**TOTAL FLOOR AREA : 66.7 sq.m. (717 sq.ft.) approx.**

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