



Tidekeepers Cottage

52 Fore Street, Port Isaac

Guide Price: £545,000

JB ESTATES

EST.  1971

Tidekeepers Cottage

52 Fore Street, Port Isaac, PL29 3RD

Tidekeepers is a deceptively spacious cottage, situated in a desirable position on Fore Street. Offering contemporary finishes and high-quality interiors, this property lends itself perfectly to being a holiday home, let or primary residence alike. Tidekeepers comprises three double bedrooms (one en-suite), open plan living/dining room, fully equipped kitchen, study, and outside sitting areas and storage. EPC Band D.

- Three bedrooms, one en-suite, family bathroom
- Well-proportioned and presented throughout
- Within short walking distance of the village amenities and Port Isaac harbour
- Sunny front slate terrace and enclosed rear patio garden
- Contents included minus personal effects.
- Single garage available via separate negotiation
- In all approximately 939 sq. ft (87.2 sq. m)

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 £545,000

FREEHOLD



OVERVIEW

Within moments of Port Isaac Harbour, Tidekeepers is an immaculately presented three-bedroom cottage with stylish interiors assisted by Nicola O'Mara. The south-facing slate terrace and enclosed rear patio garden offer plentiful outside space for entertaining. Internally, the property comprises an open plan sitting/dining room with a large log burner, a kitchen with in-built appliances and an ideal study area on the landing.

THE ACCOMMODATION

The property is accessed via Fore Street and is arranged over two floors. The accommodation comprises:

GROUND FLOOR: Entrance porch | Open plan sitting/dining room with log burner and spiral staircase | Modern kitchen with access to rear patio | Two double bedrooms | Family bath room | Separate utility room

FIRST FLOOR: Master bedroom with En-suite | Landing with study area

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 Nathan Outlaws eateries where he holds 3 Michelin stars. 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.

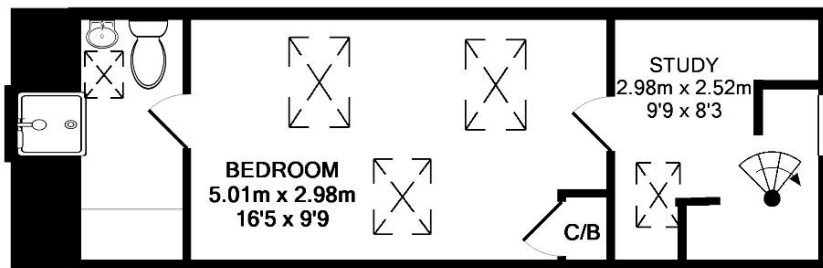
OUTSIDE

To the front, Tidekeepers benefits from a south facing slate terrace with easy access down to the Harbour and amenities. Occupying the rear of the property is an enclosed patio garden with additional outside storage.

SERVICES

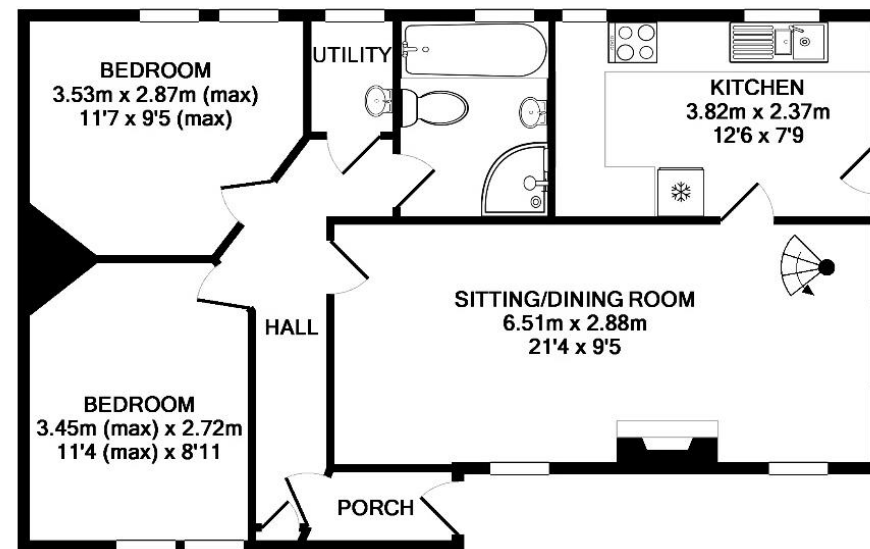
Main's water, drainage and electricity. Oil fired central heating





TOTAL APPROX. FLOOR AREA 87.2 SQ.M. (939 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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