



HOMESTEAD

40 Fore Street, Port Isaac

Guide Price: £275,000

JB ESTATES

EST.  1971

Homestead

40 FORE STREET,
PORT ISAAC, PL29 3RD

Nestled in the heart of Port Isaac, Homestead is a charming 1 bedroom grade 2 listed cottage. Ideally situated just moments from the harbour, the property offers an open plan living/dining room with a galley kitchen. Currently, a holiday let, Homestead would make an excellent bolthole coastal property. EPC Band D.

- 1 bedroom & 1 bathroom
- Views overlooking the harbour from the first floor
- Open plan living/dining room with a fully equipped kitchen
- Situated in the heart of the village, moments from the amenities and harbour
- Rented parking available at Quarry Car Park
- All in approx. 280 sq. ft (26 sq. m)

Port Isaac Harbour 100 metres, Rock 7.3 miles
Wadebridge 8.5 miles, Bodmin Parkway 18 miles,
Newquay Airport 20 miles

Viewings by appointment
Guide Price: £275,000
FREEHOLD



THE PROPERTY

Situated on Fore Street, moments from the idyllic harbour, Homestead presents a wonderful opportunity to acquire a traditional fisherman's cottage. Well-presented throughout with many traditional features, this property is light and airy with well-proportioned rooms. On the ground floor, there is an open plan living/dining room with exposed beams and timber sash windows, and this adjoins the galley kitchen. The first floor boasts a bathroom and comfortable double bedroom with views overlooking the renowned harbour.

THE ACCOMMODATION

GROUND FLOOR: Open plan living/dining room | Kitchen

FIRST FLOOR: Double bedroom | Bathroom

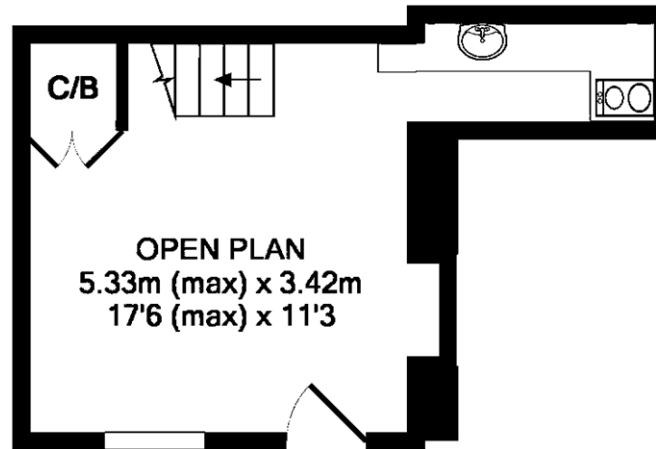
LOCATION

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 as well as the Doc Martin TV series. Nearby, in Rock and Daymer Bay, conditions are ideal for sailing, water-skiing and windsurfing, as well as the renowned St Enodoc Golf Club offering two excellent 18-hole courses. With a vibrant local community, Port Isaac has a number of excellent places to eat and drink, all within walking distance of the cottage. Locally there is also a wealth of excellent restaurants and pubs including; The Golden Lion, The Mote, The Port Gaverne Hotel and The Stargazy Inn with Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in nearby Padstow. Most everyday shopping requirements can be met in Port Isaac and the market town of Wadebridge, with an inspiring collection of independent shops, is only about 8 miles distant.

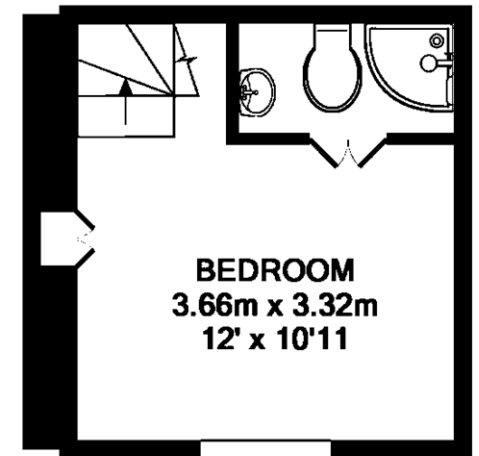
SERVICES

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





GROUND FLOOR
APPROX. FLOOR
AREA 13.6 SQ.M.
(147 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 12.3 SQ.M.
(133 SQ.FT.)

TOTAL APPROX. FLOOR AREA 26.0 SQ.M. (280 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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