



Chy Byghan

72 Fore Street, Port Isaac

Guide Price: £390,000

JB ESTATES

EST.  1971

Chy Byghan

72 Fore Street, Port Isaac, PL29 3RE

Elevated above Fore Street, with views of the harbour, Chy Byghan is a charming 2-bed Grade II Listed terraced cottage. This attractive stone fisherman's cottage is just moments from Port Isaac harbour and the picturesque Southwest Coast Path. The property offers a front patio and rear lawned garden and lends itself perfectly to being a main residence, second home, or holiday let alike.

- Grade II Listed two-bed stone cottage with a sea view from the principal bedroom
- Situated at the top of Fore Street, within short walking distance of the village amenities and Port Isaac harbour
- Sunny front patio and rear lawned garden
- Currently a much-loved private holiday home
- Scope for further enhancement and refurbishment
- Useful utility room with lots of storage
- In all approx. 544 sq. ft (50.54 sq. m)

Port Isaac Harbour 150 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
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FREEHOLD



OVERVIEW

Chy Byghan is a delightful two-bedroom cottage with good sized front and rear gardens just a short distance from Port Isaac harbour and the coast path. Well-presented throughout, the cottage has been well looked after by the current owners, but there is scope for a new owner to add their own stamp to the property. The property is situated in an attractive terrace towards the top of Fore Street, close to all the village amenities.

THE ACCOMMODATION

GROUND FLOOR: Entrance into | Sitting room with an open fire | Separate kitchen | Fully equipped shower room | Rear porch/Sunroom | Separate utility room reached across a shared alleyway

FIRST FLOOR: Two double bedrooms (principal bedroom boasts a sea view) both with original beamed ceilings | Loft hatch with access to the attic offering further storage space.

LOCATION

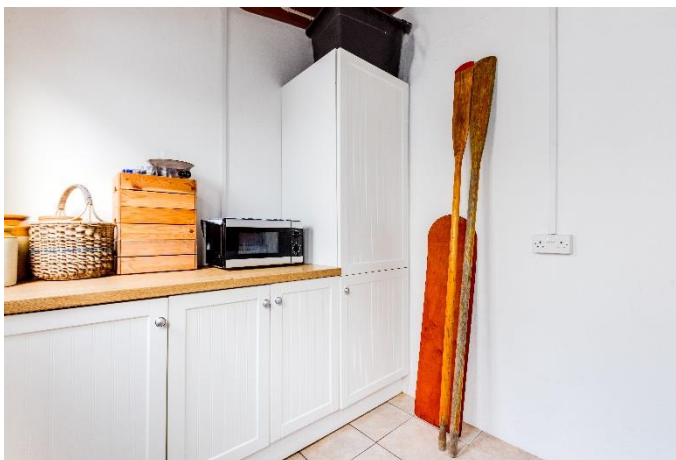
Port Isaac is a popular holiday destination and residential village on the rugged North Cornwall coast, famed for its historic fishing harbour, quaint winding streets and scenic coastal walks. Loved by millions as Portwenn in ITV's Doc Martin and the birthplace of The Fisherman's Friends, Port Isaac has several good places to eat and drink, all within walking distance of the property. These include two of Nathan Outlaws eateries, 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

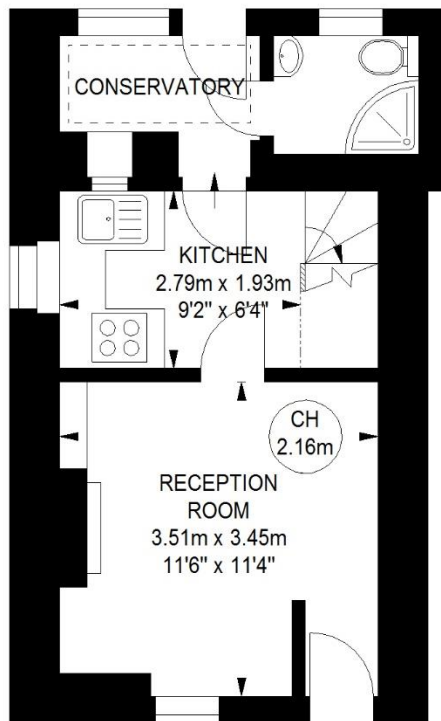
To the front, Chy Byghan is well-screened from Fore Street and offers a patio garden with a seating area. To the rear of the property, there is a summer house and raised patio with a generous lawned garden.

SERVICES

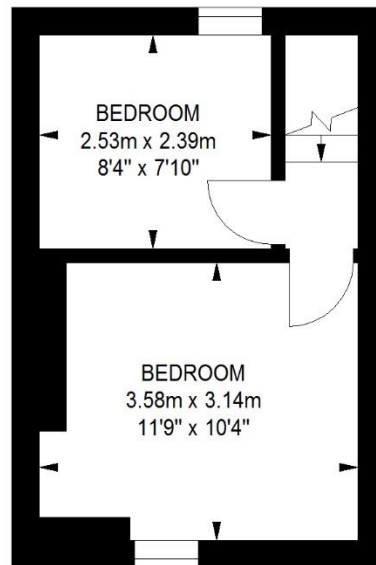
Main's water, drainage and electricity.



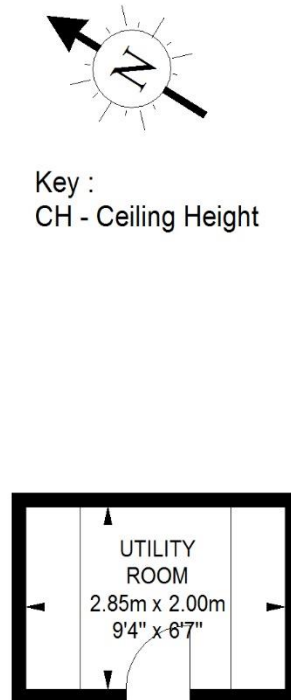
GROUND FLOOR
25.73 sq.m. (277 sq.ft.) approx.



FIRST FLOOR
19.14 sq.m. (206 sq.ft.) approx.



UTILITY
5.67 sq.m. (61 sq.ft.) approx.



TOTAL FLOOR AREA : 50.54 sq.m. (544 sq.ft.) approx.

Illustration For Identification Purposes Only. Not To Scale

*Floorplan Drawn According To RICS Guidelines



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