



Morley's Cottage

Port Isaac

Guide Price: £375,000

JB ESTATES

EST.  1971

Morley's Cottage

8 Church Hill, Port Isaac, PL29 3RQ

Situated on Church Hill, moments from Port Isaac harbour, Morley's Cottage is a delightful Grade II Listed two-bedroom cottage. Currently a successful holiday let, the property benefits from period features including exposed beams and stonework. This charming cottage is within easy reach of all that Port Isaac has to offer. EPC Exempt.

- Sitting room with wood burner, separate kitchen, two bedrooms and shower room.
- Situated at the bottom of Church Hill, steps from the village amenities and historic harbour.
- Views of the harbour from the principal bedroom.
- Currently a popular holiday let with contents available by separate negotiation.
- In all approx. 531 sq. ft (49.3 sq. m)

Port Isaac Harbour 50 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 £375,000

FREEHOLD



OVERVIEW

A former fisherman's cottage, Morley's Cottage is a character Grade II Listed, two-bedroom property with a partial slate hung and render exterior. The cottage benefits from a cosy living / dining room, a separate fully fitted kitchen and two bedrooms. A much-loved holiday home it is situated in the heart of Port Isaac village, just a stone's throw from the harbour and the Southwest coast path. Well-presented throughout, Morley's Cottage has been well maintained by the current owners, however, there is scope for a new owner to add their own stamp.

THE ACCOMMODATION

GROUND FLOOR: Entrance into the sitting/dining room with sash windows, a stone fireplace with wood burner and painted wood floorboards | Separate well-equipped fitted kitchen.

FIRST FLOOR: Principal bedroom has a vaulted ceiling and original beams, built in cupboard with views of the harbour | Second bunk bedroom with beamed vaulted ceiling | Shower room with roof light

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 Outlaw's eateries, and 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.

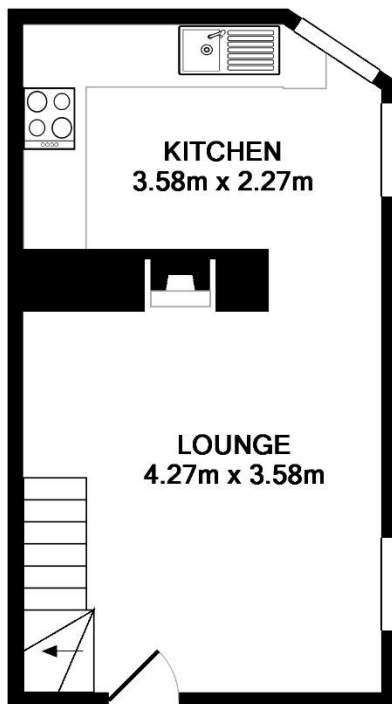
OUTSIDE

Situated at the bottom of Church Hill, the property is accessed directly from the road.

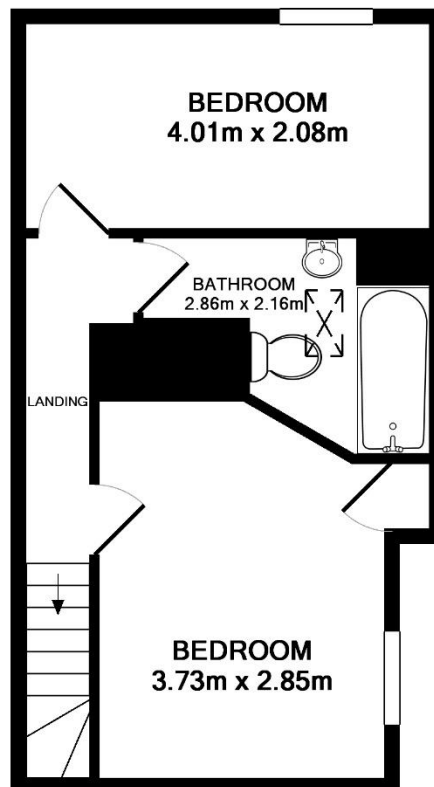
SERVICES

Main's water, drainage, and electricity. Wall mounted electric panel radiators.





GROUND FLOOR
APPROX. FLOOR
AREA 22.2 SQ.M.
(239 SQ.FT.)

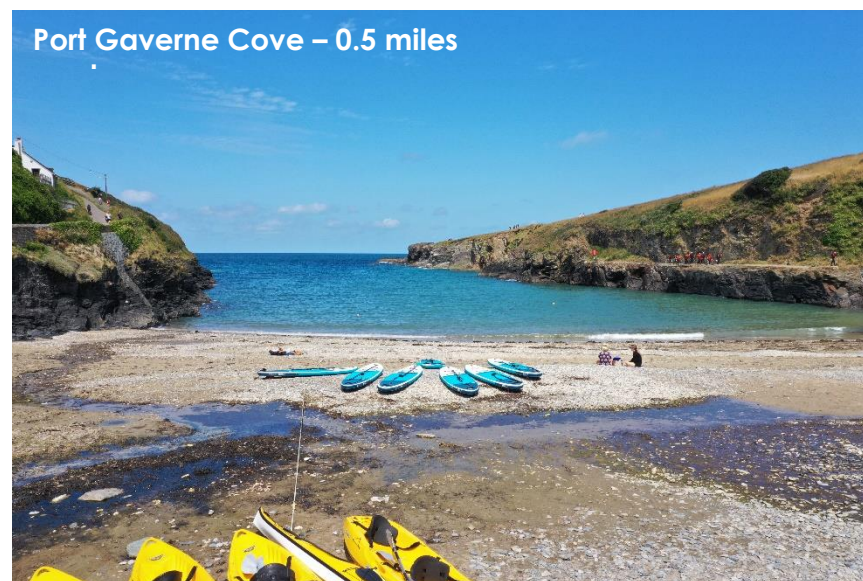


1ST FLOOR
APPROX. FLOOR
AREA 27.1 SQ.M.
(292 SQ.FT.)

TOTAL APPROX. FLOOR AREA 49.3 SQ.M. (531 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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