



Aunt Dora's
17 Middle Street, Port Isaac
Guide Price: £565,000

Aunt Dora's

17 Middle Street, Port Isaac
PL29 3RH

Occupying a central position in the heart of Port Isaac village, Aunt Dora's is a handsome Grade II Listed 3-bedroom property with immaculate interiors throughout. Currently a much-loved holiday home, this attractive property benefits from many original features throughout.

- Open plan kitchen/dining/living room with wood burning stove.
- 3 well-proportioned bedrooms and a family bathroom.
- Full of charm and character with original features throughout.
- Small sunny courtyard to the rear with a utility outbuilding and external tap.
- Contents available by separate negotiation.
- A nearby private parking space available via separate negotiation.
- Moments from the harbour of Port Isaac and the buzz of the village.
- All in approx. 769 sq. ft (71.5 sq. m) EPC Band F.

Rock 4.5 miles, Wadebridge 7.5 miles, Bodmin Parkway 18 miles, Newquay Airport 20 miles

Viewings by appointment

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FREEHOLD



THE PROPERTY

A charming 3-bedroom cottage nestled in the heart of Port Isaac. Providing light & airy accommodation throughout, the property includes an open plan living/kitchen/dining room with two double bedrooms and one single bedroom. Benefitting from many traditional features throughout, including slate floors, wooden beams, and Cornish stone walls. Aunt Dora's is located on Middle Street, only a short stroll from the renowned harbour and some of Port Isaac's award-winning eateries.

THE ACCOMMODATION

Ground Floor: Open plan kitchen/dining/living room with slate floors and woodburning stove | Side entrance/cloakroom with understairs storage cupboard.

First Floor: Principal bedroom with fitted wardrobe | Double bedroom | Single bedroom | 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. With a friendly local community which cares with great pride for its environment, Port Isaac has several good places to eat and drink, all within walking distance, including 2 of Nathan Outlaws eateries. Locally there are also a wealth of excellent restaurants and pubs including The Golden Lion, The Port Gaverne Hotel, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. 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 7.5 miles distant.

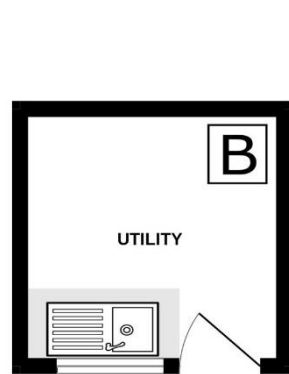
OUTSIDE

Located on Middle Street, the property enjoys the use of a small courtyard to the rear of the property. There is a useful utility outbuilding to the rear offering plenty of storage and an external tap. A nearby private parking space is available to be purchased via separate negotiation.

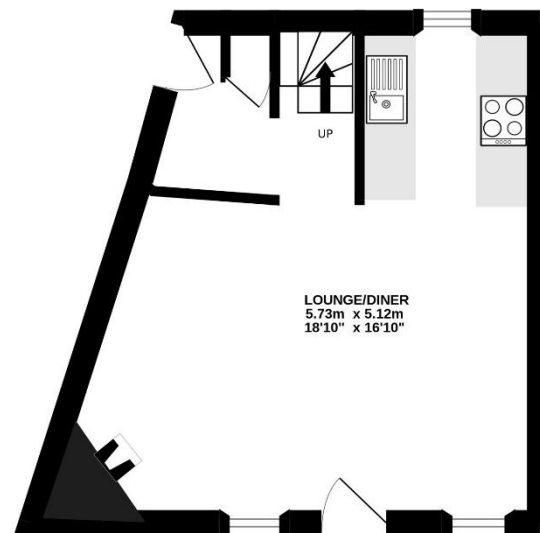
SERVICES

Mains water, electricity, and drainage. Electric central heating system.

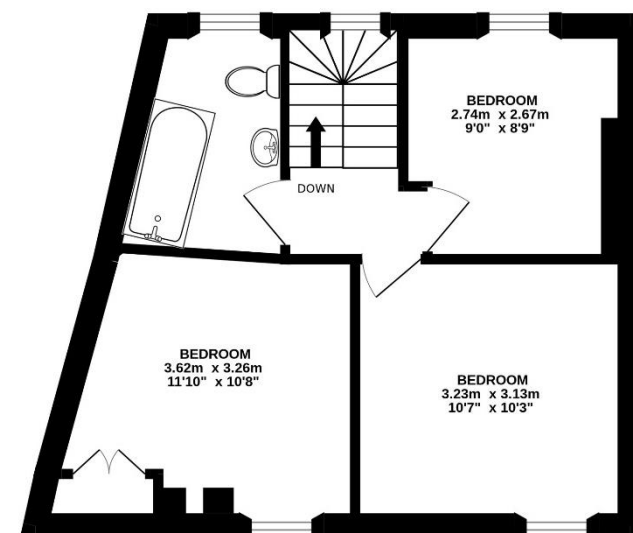




GROUND FLOOR
35.5 sq.m. (382 sq.ft.) approx.



1ST FLOOR
36.0 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA : 71.5 sq.m. (769 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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JB ESTATES

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