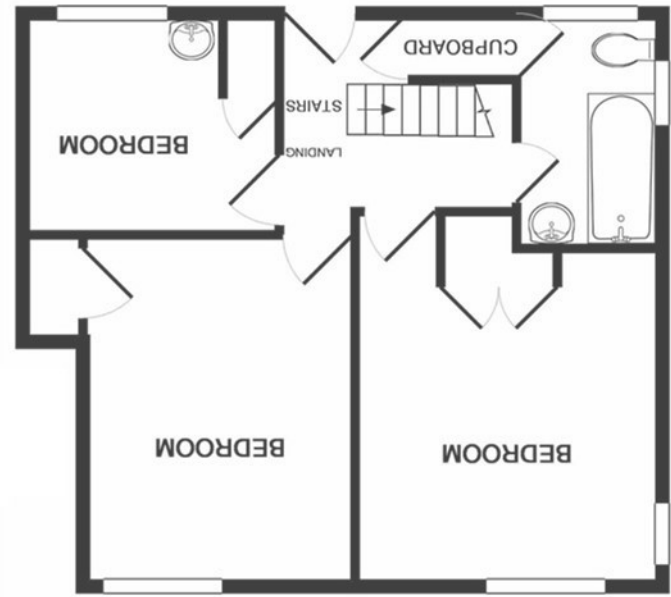
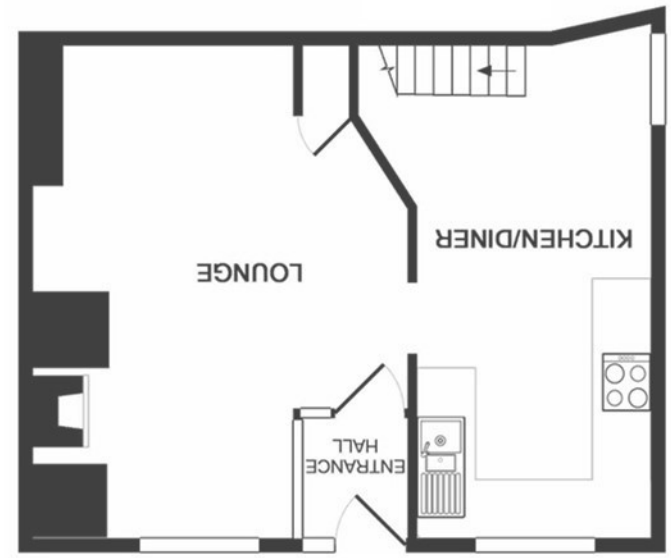


TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 345 SQ.FT.
(32.1 SQ.M.)

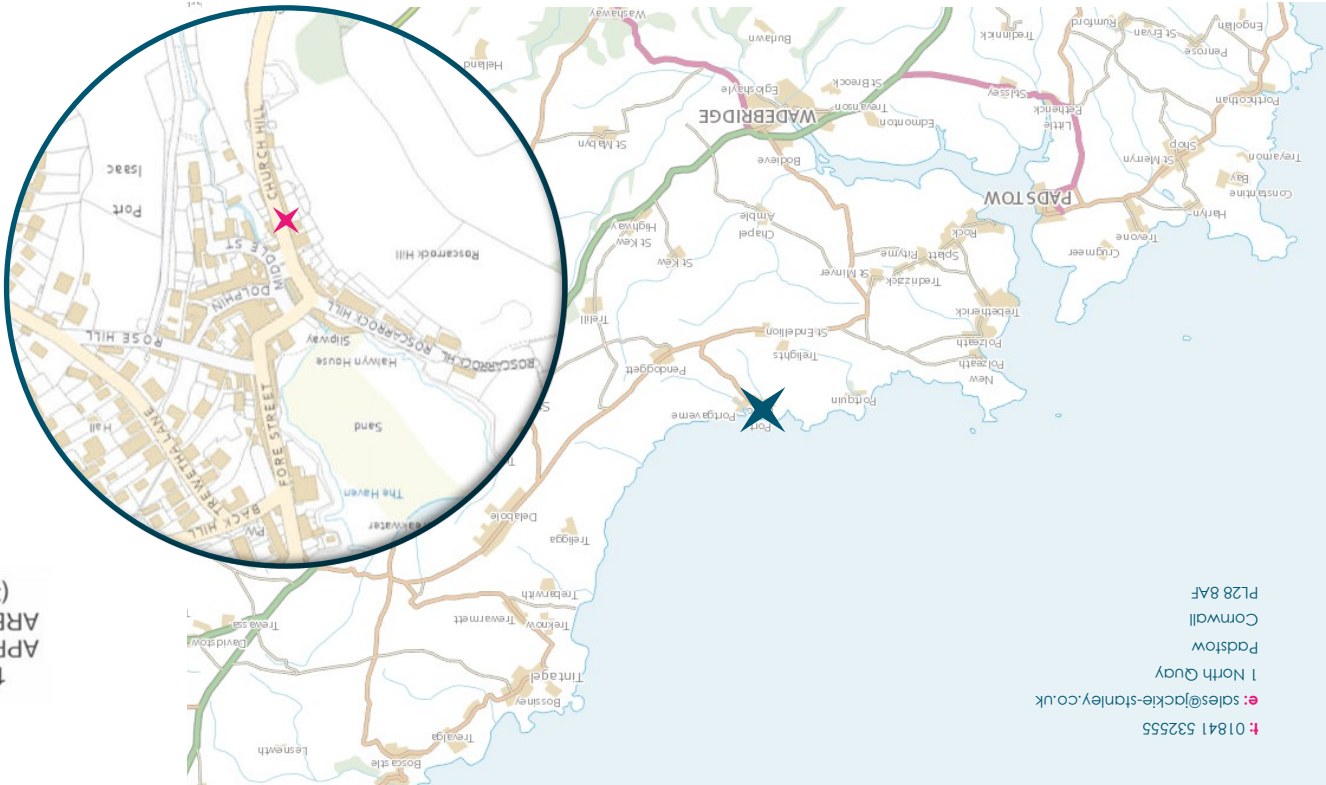
1ST FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)

Port Isaac is a quaint, historic picturesque fishing village, well known globally for its association with Doc Martin and the Fisherman's Friends. This sought after destination offers breathtaking walks across the surrounding dramatic coastline of North Cornwall as well as having its own beach and working harbour. There are delightful boutiques and galleries for those who wish to explore the magical narrow streets and to finish off you can always pop into one of the cosy cafés, pubs or Michelin star restaurants of Nathan Outlaw. The neighbouring village of Port Gaverne was once a thriving 19th Century fishing port and to this day remains unspoilt with the sheltered sandy beach protected by the National Trust. Watersports equipment is available for hire so one can get out and experience water based activities.

To find Kicker Cottage, turn off the B314 coast road onto the B3267 signposted Port Isaac. Enter the village and head down Fore Street to the harbour. Pass the harbour and bear left up Church Hill. Kicker Cottage can be found along on the right hand side. The postcode for satellite navigation is PL29 3RQ.

What3words: motive.possible.dated

"Two storeys of bespoke and stylish accommodation serving originality and character"



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Kicker Cottage

PORT ISAAC



Jackie Stanley
ESTATE AGENTS



- **Exquisite Coastal Cottage with Impeccable Quality & Style**
- **Located in the Heart of this Famed Cornish Fishing Village**
- **Three Bedrooms & Two Reception Rooms**
- **Handmade Pear Wood Kitchen & Contemporary Bathroom**
- **Oozing Character with Exposed Beams, Sash Windows & Slate Flooring**
- **Elevated Three Tier Terraced Garden with Spectacular Views over the Village, Harbour & out to Sea**
- **Private Leased Parking Space**
- **Just One Minute from the Harbourside Cafés & Restaurants**



Jackie Stanley are delighted to bring to the market this three bedroom cottage located just 100 meters from the harbourside of the quaint, sought after and historic picturesque fishing village of Port Isaac.

Kicker Cottage has been lovingly maintained by our clients since 2012; two storeys of bespoke and stylish accommodation oozing originality and character.

This beautiful cottage with a welcoming ambience has the benefit of a leased parking space in the Quarry carpark on Church Hill, transferable to any new owner. Additionally, a three tiered terraced garden sits elevated

behind the property providing spectacular views over the village rooftops below, to the harbour and straight out to sea.

Noteworthy features include a handmade pear wood kitchen with solid granite work surfaces, slate floors, sash windows, exposed ceiling beams, a beautiful cut stone inglenook fireplace with wood burning stove, ornate wall lighting and a contemporary family bathroom with stylish fittings.

The accommodation briefly comprises a useful entrance porch prior to the sitting room which has the aforementioned slate floor and wood burning stove, sash window to the front aspect and window seat below. Separately, the kitchen/dining room has fully integrated appliances, window seat below the sash windows and a small step up to the dining area. Up on the first floor are three bedrooms, all with built in wardrobes, two genuine doubles with sliding sash windows and the third with a wash basin and vanity unit.

From the landing, step outside to find a separate utility room complete with cloakroom and gated access down the side of the cottage onto Church Hill. Steps then lead up to the beforementioned three tier garden with Cornish stone retaining walls, slate steps, areas of lawn, patio and even a garden shed. The outlook from here is absolutely outstanding, the perfect spot from which to unwind and embrace the vista across the village rooftops to the harbour below and ocean beyond. Services to the property include mains water, electricity and drainage. EPC rating E. Council tax band D.



**Kicker Cottage, 24 Church Hill,
Port Isaac, PL29 3RQ**
£695,000 guide