



Pathways

PORT ISAAC



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ESTATE AGENTS



- **Charming Detached Dormer Bungalow**
- **Exceedingly Private Position within the Sought After Coastal Village of Port Isaac**
- **Three Bedrooms with One Family Bathroom**
- **Dining Room & Fitted Kitchen**
- **Ground or First Floor Sitting Room**
- **South West Facing Gardens & Patio**
- **View Across the Village to the Ocean Beyond**
- **Just a Short walk to the Picturesque Harbourside, Cafés & Restaurants**

This charming three bedroom detached dormer bungalow is conveniently situated in an exceedingly private position just a stones throw of the quayside cafes and restaurants of Port Isaac's historic harbour.

Pathways enjoys incredible privacy, accessible only on foot and tucked away off the beaten track. Centrally positioned within the plot, Pathways benefits from an enclosed south west facing garden with lawn and patio area, perfect for alfresco dining and watching the sun setting over the sea. There are views of the sea from the garden to the west and over the village to the south west.

As the accompanying floorplan illustrates, the accommodation has a classic 1930's layout with a central hallway and high ceilings. All the living rooms and bedrooms have stripped wood floors. The accommodation is flexible allowing for a sitting room on either the ground floor with open fire or the upper floor with far reaching views.

The dining room has a beautiful staircase rising to the first floor and a range of cupboards also housing the oil fired boiler. The kitchen is located to the rear of the building and is fitted with a range of cabinets and drawers. The rear door opens to a small courtyard with an external utility store.

Three double bedrooms are provided, two with wash hand basins and all with stripped wood floors. Flexible accommodation allows for the third bedroom to be either on the ground floor or first floor—a large room with wood clad ceilings, eaves storage and a dormer window providing far reaching views across the village to the ocean in the west.

Pathways, 28 New Road, Port Isaac
PL29 3SD £475,000 guide



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Services to the property include mains electricity, water and drainage with an oil fired central heating system. EPC rating E. Council tax band C. Ofcom suggest superfast broadband connectivity. Ofcom suggest 4G mobile availability.

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 Pathways, turn off the B3314 coast road onto the B3267 signposted Port Isaac. On entering the village continue along New Road until the road bears right. Take the footpath on the left hand side between numbers 30 and 32 New Road. The gate to Pathways aka 28 New Road can be found along on the right hand side. The postcode for satellite navigation is PL29 3SD. What3words: firelight.wimp.staked

TOTAL FLOOR AREA : 1194 sq.ft. (110.9 sq.m.) approx.

