

Harbour Way Cottage

PORT ISAAC



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ESTATE AGENTS





- **Charming Detached Dormer Bungalow**
- **Elevated Position within the Sought After Coastal Village of Port Isaac**
- **Three Bedrooms with Two Bathrooms**
- **Two Reception Rooms & Fitted Kitchen**
- **Attached Garage & Ample Driveway Parking**
- **Requiring Modernisation Throughout**
- **Just a Short walk to the picturesque Harbourside, Cafés & Restaurants**

This charming three bedroom detached property is situated on a generous corner plot towards the top of the most sought after village of Port Isaac.

Harbour Way Cottage requires a scheme of modernisation and refurbishment, conveniently located within a short walking distance of the quayside cafes and restaurants of this historic fishing harbour.

A rare commodity in the village, Harbour Way Cottage enjoys parking for three or even four vehicles on the gated tarmac driveway. To the front and rear are pretty well stocked gardens and raised patio area providing some far reaching views across the village to the cliffs beyond.

As the accompanying floorplan illustrates, the accommodation briefly comprises two reception rooms, one with a brick built open fireplace and patio doors to the rear garden. The kitchen is fitted with a range of white gloss floor and wall cabinets and drawers and includes a freestanding electric oven.

The ground floor also includes a double bedroom with built in wardrobes and a bay window to the rear aspect. A family bathroom with white suite completes the ground accommodation. Up on the first floor are two double bedrooms both with recessed storage and views over the village together with a second bathroom.

Harbour Way Cottage requires a scheme of modernisation and refurbishment and provides an excellent opportunity to create a comfortable home in this sought after coastal village location.

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.

Harbour Way Cottage, Port Isaac PL29 3SD £350,000



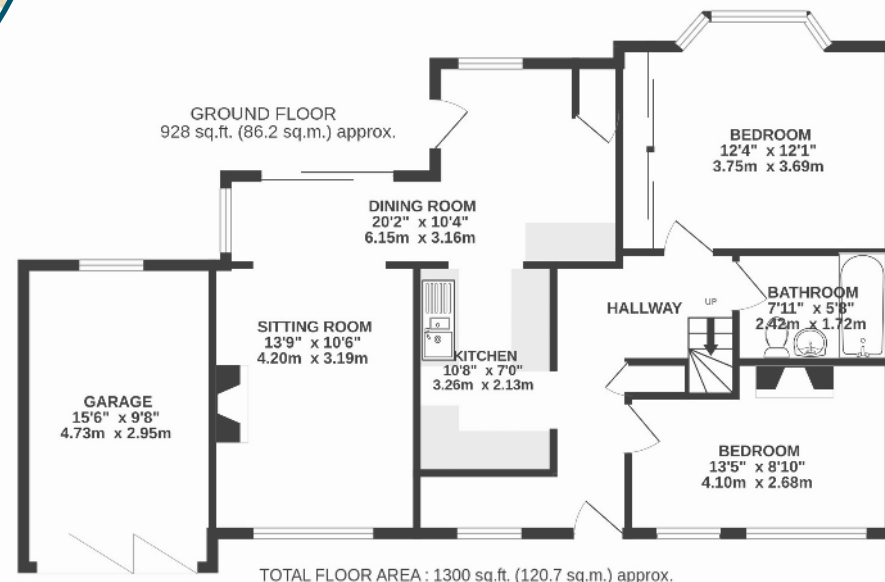
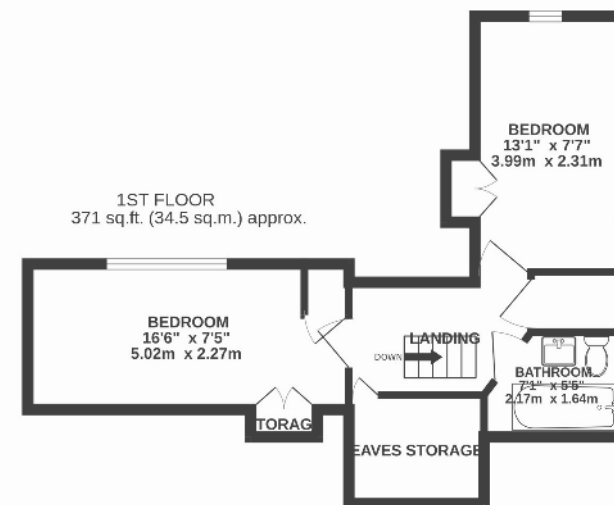
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Port Isaac is a quaint, historic picturesque fishing village, well known globally for its association with Doc Martin and the Fisherman’s Friends. This sought after destination offers breathtaking walks across the surrounding dramatic coastline of 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 Harbour Way Cottage, turn off the B3314 coast road onto the B3267 signposted Port Isaac. On entering the village continue along New Road and Harbour Way Cottage (number 58) can be found on the left hand side at the very top of Trewetha Lane. The postcode for satellite navigation is PL29 3SD. What3words: presented.gear.layers



TOTAL FLOOR AREA : 1300 sq.ft. (120.7 sq.m.) approx.