

# Varley View

PORT ISAAC



**Jackie Stanley**  
ESTATE AGENTS



- ***Attractive Edwardian Mid Terrace House***
- ***Elevated Position within the Sought After Coastal Village of Port Isaac***
- ***Long Patio Garden with Summerhouse***
- ***Sea & Coastal Views***
- ***Three Bedrooms with Two Bathrooms***
- ***Two Reception Rooms & Modern Fitted Kitchen with Rayburn***
- ***Parking for One Car***
- ***Just a Short walk to the picturesque Harbourside, Cafés & Restaurants***

This attractive Edwardian mid terrace house is situated towards the top of the most sought after village of Port Isaac.

A valuable commodity is Port Isaac, Varley View has off road parking for one car and is located within a short walking distance of the quayside cafes and restaurants of this historic fishing harbour.

As the accompanying floorplan illustrates, the house is approached from New Road into the entrance hall with an original tiled floor, stairs to the first floor and doors into the lounge and kitchen/dining room. The living room has a double glazed bay window to the front aspect emitting a huge amount of natural light with a view to Varley Point

and the sea. There is also a cast iron Victorian feature fireplace with inset tiled surround and space enough for sofas.

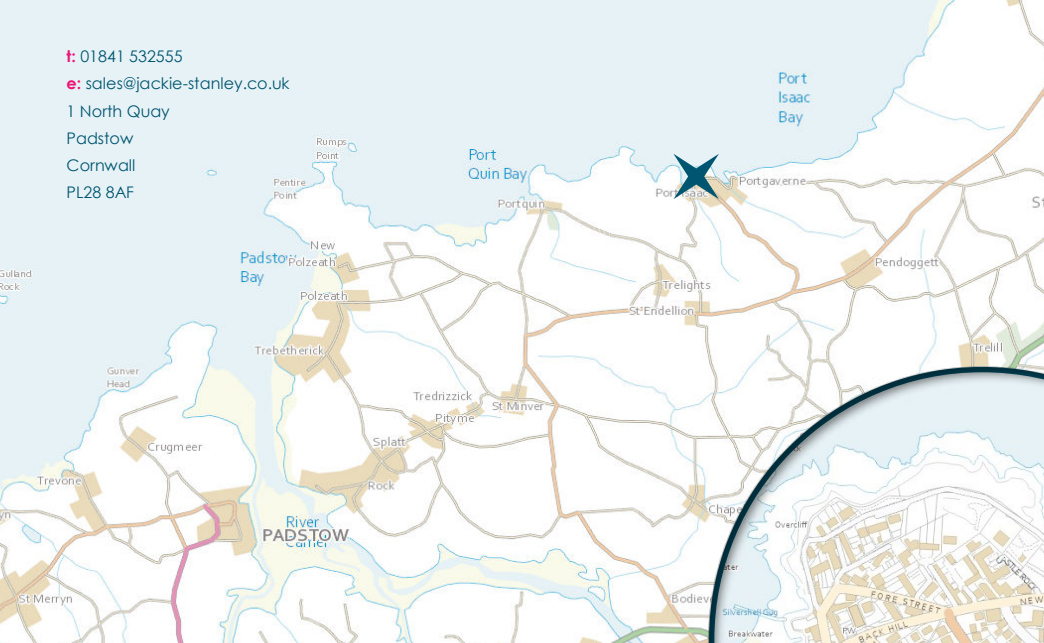
Through into the kitchen/dining room and there is a full range of matching floor and wall cabinets and drawers with a roll top work surface, inset double drainer stainless steel sink and space for a fridge, freezer and electric cooker. A solid fuel Rayburn Royal oven is housed in the original alcove. The ground floor is complete with a family bathroom providing an electric shower over bath and crisp white sanitary ware.

From the entrance hall, the staircase with a Victorian banister leads up to the first floor landing. The first bedroom is a good size double and has a large UPVC tilt and turn double glazed window to the rear aspect with views over Port Isaac bay to Tintagel Head. Bedroom two is again a double and has a small feature fireplace which is not in use and a UPVC double glazed window to the front aspect. The third bedroom is a small double with a UPVC double glazed window to the front aspect. There is also a modern shower room on the first floor with an obscure glass UPVC double glazed window is to the rear aspect.

## **Varley View, 15 New Road, Port Isaac, PL29 3SD £375,000 guide**



t: 01841 532555  
 e: sales@jackie-stanley.co.uk  
 1 North Quay  
 Padstow  
 Cornwall  
 PL28 8AF



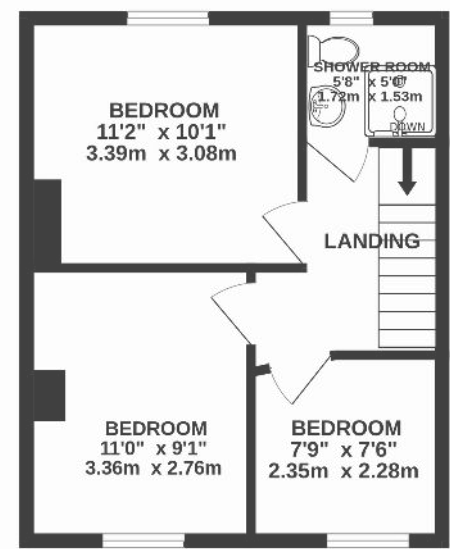
*"This attractive Edwardian mid terrace house is situated towards the top of the most sought after village of Port Isaac"*



From the kitchen, French doors leads out to an enclosed paved rear garden bordered by a wooden fence and mature shrubs. There is a gate for a right of way across the neighbouring property for access out onto New Road. Towards the end of the garden is an attractive summerhouse with decking under the veranda, power and light. Services to the property include mains electricity, water and drainage. EPC rating B. 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 Varley View, turn off the B3314 coast road onto the B3267 signposted Port Isaac. On entering the village continue along New Road passing the supermarket. Varley View aka 15 New Road can be found further along on the right hand side. The postcode for satellite navigation is PL29 3SD. What3words: escaping.spotty.chaos



TOTAL FLOOR AREA: 868 sq.ft. (80.6 sq.m.) approx.

