Jackie Stanley
ESTATE AGENTS
32
Sunny Corner
PORT ISAAC

- ***Sweet Grade II Listed Character Cottage with Original Features Throughout***
- ***Two Genuine Double Bedrooms & Stylish Bathroom***
- ***Recently Renovated Interior***
- ***Slate Floors, Beamed Ceilings, Exposed Stone Walls & Original Fireplace***
- ***Small Sunny South Facing Courtyard to the Front***
- ***Moments from the Harbour and the Buzz of the Village***
- ***Currently a Successful Holiday Let***
- ***Contents Available by Separate Negotiation***

Hidden away off a narrow street along a small cobbled path in the heart of this quaint and picturesque fishing village is Sunny Corner, a Grade II listed two hundred year old fishermans cottage built into a bank with traditional Cornish stone façade.

This sweet cottage has a unique and lovely character and boasts beamed ceilings and slate floors amongst its many charming original features.

Neutral in decoration with whitewashed walls, original flag slate floors and beamed ceilings, the current owners have worked hard to retain the cottages' special character during recent renovation and modernisation works.

The end cottage in a terrace of three, Sunny Corner is approached over the south facing slate paved terrace which is perfect for outdoor dining morning or evening. In through the stable door to a small lobby from where the bathroom is accessed and straight in the open plan lounge/kitchen/diner. Original slate flags, sliding sash windows and a combination of painted stone walls and wood panelling set the tone around the central staircase with the lounge and kitchen on either side. The modern shaker style kitchen has a range of floor cabinets, a ceramic Belfast sink, electric oven and hob, slimline dishwasher and oak block work surfaces. The alcove to the right is believed to have once been a fireplace and now conveniently houses the washing machine. There is ample space for a dining room table and chairs.

On a cold evening, light the wood burning stove in the living area filling the cottage with warmth. The ground floor bathroom has been refitted with a freestanding roll top bath complete with traditional overhead rainwater shower, traditional pedestal wash hand basin, WC, chrome heated towel rail and stylish tiling. Up on the first floor are two genuine double bedrooms with original floorboards each with a deep sill sliding sash window and one with a feature cast iron fireplace and recess storage cupboard.

Services to the property include mains water, electricity and drainage. EPC rating F. Council tax band deleted. Ofcom suggest superfast broadband is availability. Ofcom suggest 4G data connectivity.

Sunny Corner, Port Isaac, PL29 3RJ

£395,000 guide

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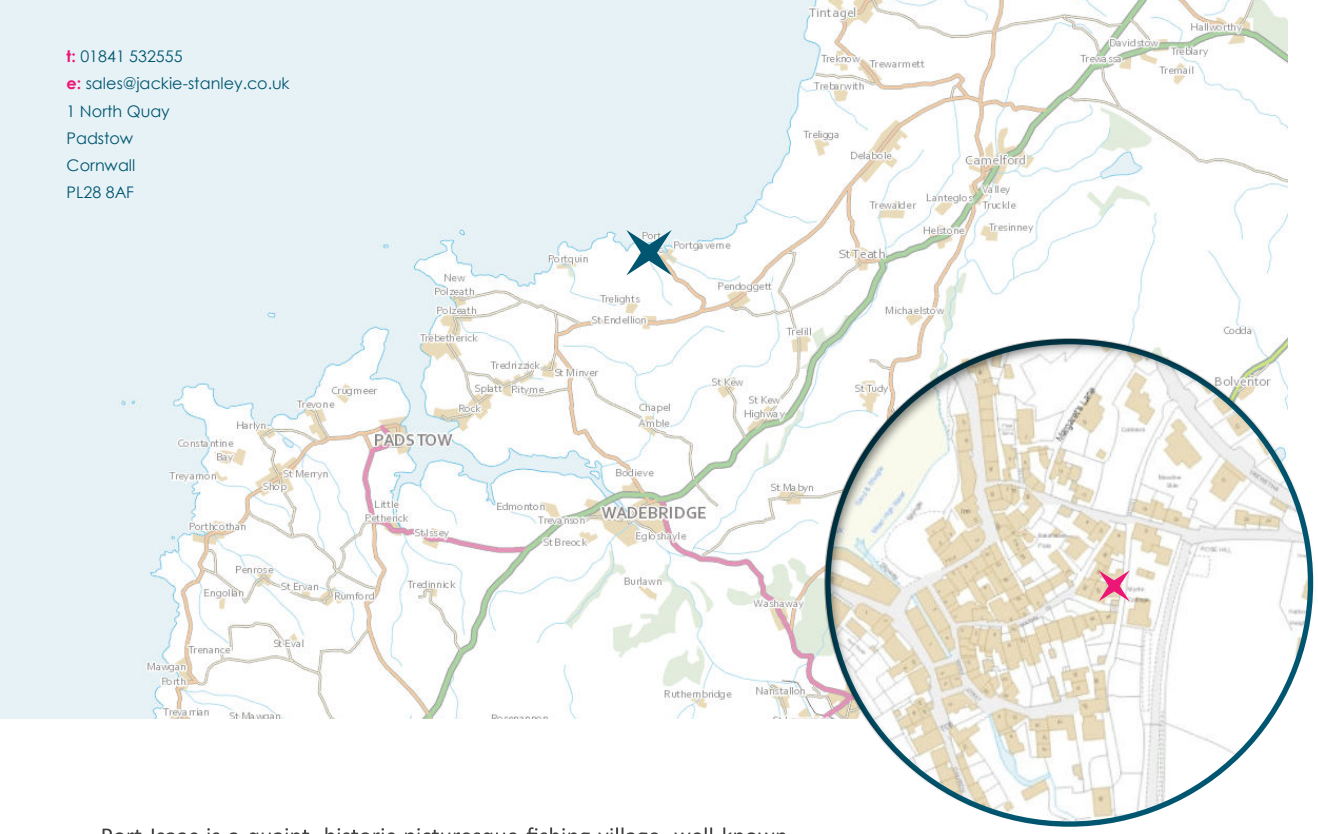
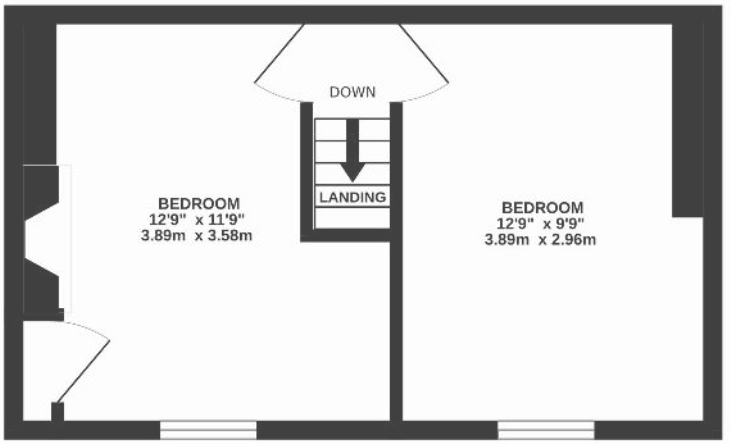


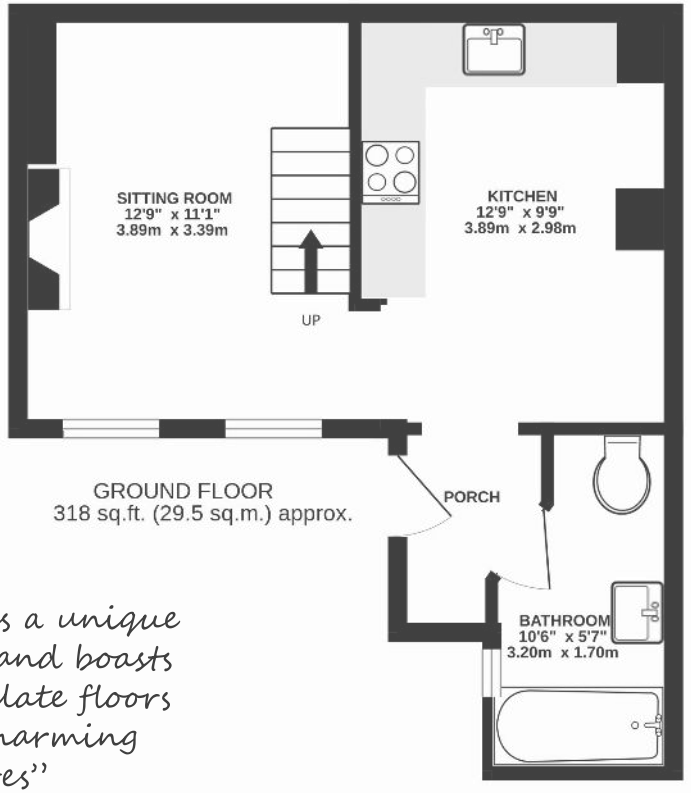
Port Isaac is a quaint, historic picturesque fishing village, well known globally for its association with Doc Martin and the Fisherman's Friends. This sought after destination offers breathtaking walks across the surrounding dramatic coastline of North Cornwall as well as having its own beach and working 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 Sunny Corner, turn off the B3314 coast road onto the B3267 signposted Port Isaac. Upon entering the village, park your car and walk down to the harbour. At the bottom of Fore Street with the harbour on your right, turn left into Middle Street just before the lifeboat station. Bear left onto Dolphin Street and walk up the narrow lane until you reach a cottage called Homelands on the right. Follow the cobbled path in front of Homelands and Sunny Corner can be found at the end on the left hand side. The postcode for satellite navigation is PL29 3RJ. What3words: commit.grins.sporting

1ST FLOOR
257 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 sq.m.) approx.



GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.

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