



Highlands

Pendoggett

**Guide Price: £600,000**

**JB ESTATES**

EST.  1971



Highlands  
Pendoggett  
Cornwall  
PL30 3HH

**An exciting opportunity to acquire a substantial 4-bedroom detached home situated in Pendoggett, providing easy access to the North Cornwall coast. Highlands boasts spacious living accommodation throughout and is set on a generous plot with large front and rear gardens, off road parking and an integrated garage. EPC Band C.**

- Four double bedrooms with in-built cupboards and two bathrooms (one en-suite)
- Generous living accommodation with a stylish kitchen leading to a large lounge with log burner and sunroom to the rear.
- Low maintenance front and rear gardens, with plentiful off-road parking & integrated single garage
- A short drive from the villages of St Kew, St Endellion and the historic fishing village of Port Isaac
- All in approximately 2038 sq. ft (189.3 sq. m)

Port Isaac 2 miles • St Kew 1.5 miles • Rock 6 miles • Polzeath 5 miles • Wadebridge 4 miles. Bodmin Parkway 13 miles • Newquay Airport 18 miles - All distances are approximate

**Viewings by appointment**  
**Guide Price £600,000**  
**FREEHOLD**





## THE PROPERTY

Built in 2003, Highlands is a substantial, four-bedroom detached house positioned in a rural setting within easy reach of the North Cornwall coast. Currently a much-loved primary residence, this property provides well-proportioned accommodation throughout, parking for several vehicles including garage and views of the countryside. Highlands would make an ideal primary home or holiday home alike.

## ACCOMMODATION

**Ground Floor:** Large entrance hallway | Dining room leading to the lounge with log burner | Fully equipped kitchen adjoining utility room | Sunroom | integrated garage | WC

**First Floor:** Four double bedrooms (one en-suite) | family bathroom

## LOCATION

Highlands is located within 1.5 miles of the parish of St Kew, conveniently positioned just a short drive away the popular gastro pub, the St Kew Inn. The north Cornish coastline is just over a mile away and a short drive can see you in the heart of Port Isaac, a historic fishing port famed for its picturesque fisherman's cottages and narrow streets. The village itself has been the stage for various film and television series, the most notable being ITVs 'Doc Martin' starring Martin Clunes where it's known as Portwenn. Port Isaac is the home of popular chef, Nathan Outlaw where he has two establishments holding Three Michelin stars. Within a few miles are the beautiful sandy beaches of Polzeath, Daymer Bay and Rock with their abundance of water sport activities, dramatic coastal walks and a vast array of bars and eateries.

## OUTSIDE

Highland offers a low-maintenance garden, off-road parking on the block paved driveway and access to the garage to the front. The rear boasts a large, enclosed garden with a combination of lawn, patio, decking area, and vegetable patches.

## SERVICES

Oil fired central heating, mains water, electric and Klargester sewage treatment plant.

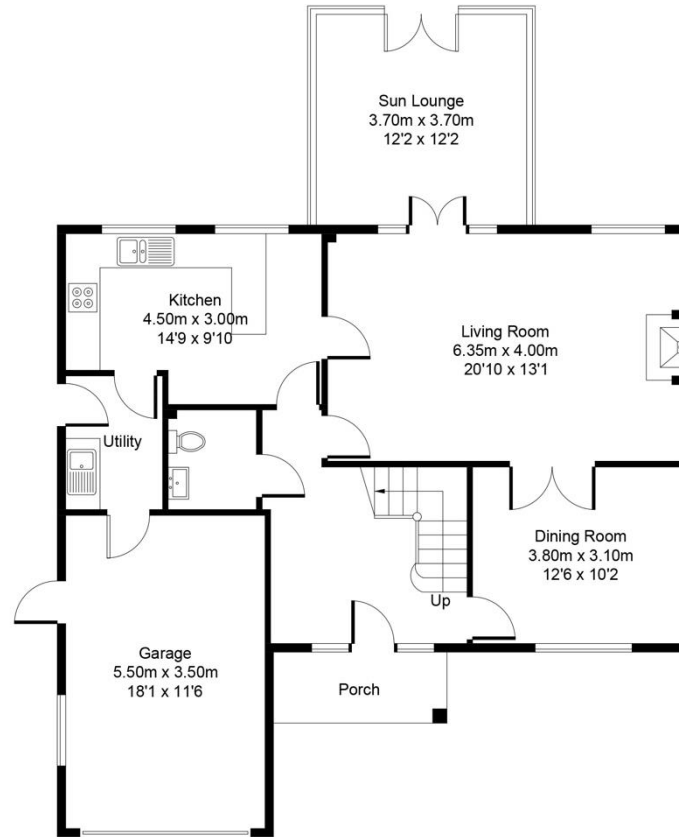




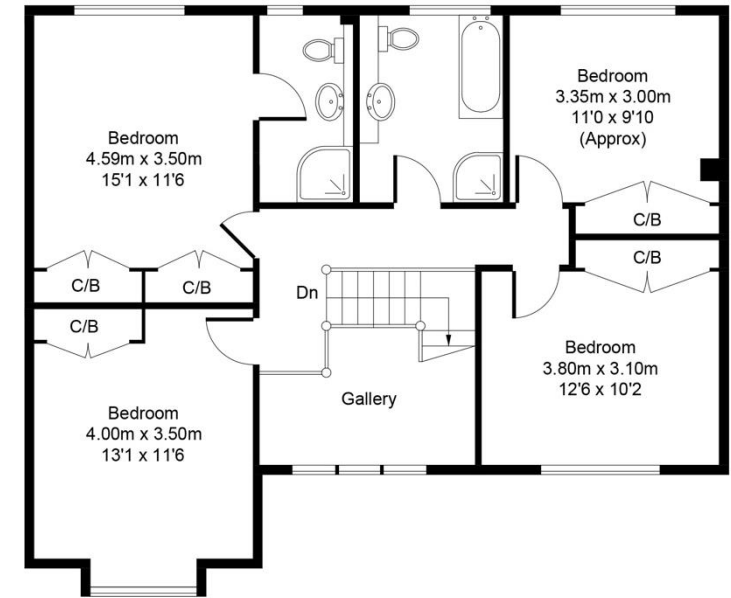


## Highlands

Approximate Gross Internal Area = 189.3 sq m / 2038 sq ft



**Ground Floor**



**First Floor**