



# THE COTTAGE

PORT ISAAC

JB ESTATES

EST.  1971



# The Cottage

30 Dolphin Street, Port Isaac,  
PL29 3RJ

Situated in the heart of Port Isaac, moments from the harbour and the village amenities, The Cottage is a delightful two-bedroom property which has been meticulously renovated by the current owner. Finished with flair and style, much thought has gone into the property, giving it an elegant feel throughout. It would make a fantastic coastal home or investment. EPC Band F

- Two double bedrooms, family bathroom and separate W/C.
- Open-plan kitchen/dining room leading into the sitting room with a wood burning stove.
- Benefitting from many original features throughout such as slate flooring and exposed wooden beams
- Positioned within walking distance of the harbour and the local amenities.
- Currently a holiday let but the property has been a primary residence previously for the current owner.
- In all about 63.8 sq.m (687 sq. ft)

Port Isaac Harbour 100 yards, Polzeath 6 miles, Rock 7 miles,  
Wadebridge 8 miles, Bodmin Parkway 17 miles, Newquay  
Airport 20 miles, Truro 32 miles, Exeter 66 miles.

Viewings by appointment

**OFFERS OVER: £415,000**

**FREEHOLD**











## THE PROPERTY

Just moments from the harbour, nestled on Dolphin Street, The Cottage has been sympathetically restored and renovated to provide a well-considered accommodation arranged over two floors. Benefitting from many original features throughout, this traditional cottage provides a cosy sitting room with a wood burning stove, leading into the open-plan kitchen/dining room. With 2 double bedrooms, all with vaulted ceilings and a family bathroom, this charming cottage would make an exceptional coastal home or holiday let.

## THE ACCOMMODATION

Arranged over two floors, the property comprises:

**Ground Floor:** Entrance Hall | Cloakroom | Sitting room with window seat, original slate floors and wood-burner | Open-plan kitchen/dining room with wood flooring and borrowed garden views.

**First Floor:** Two double bedrooms with exposed beams and storage | Family bathroom.

## OUTSIDE

Accessed via Dolphin Street, this charming stone cottage enjoys lockable outside storage to the front.

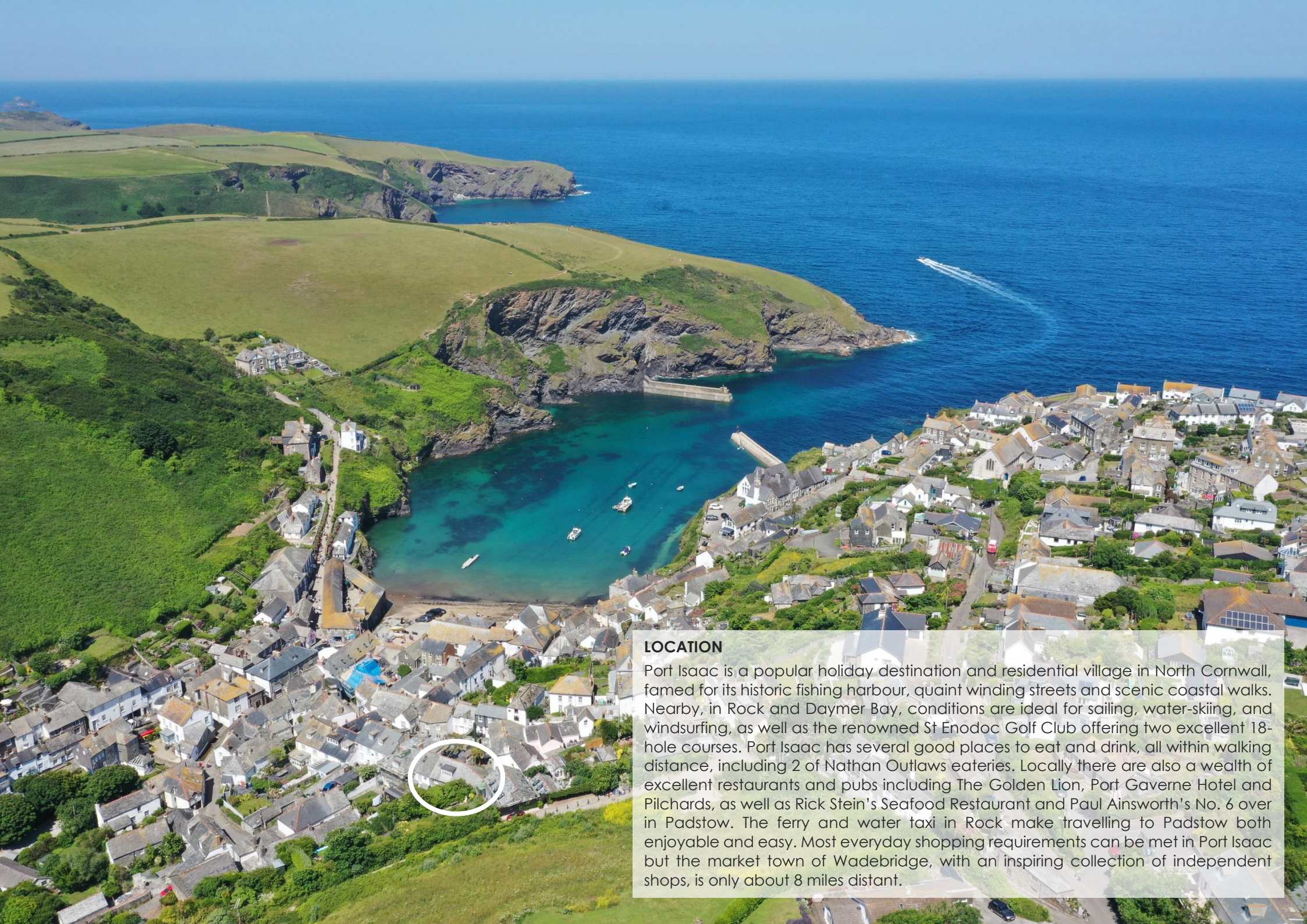
## SERVICES

Mains water, electricity, and drainage. Central heating via electric boiler.

## CONTENTS

Available by separate negotiation (excluding personal effects)





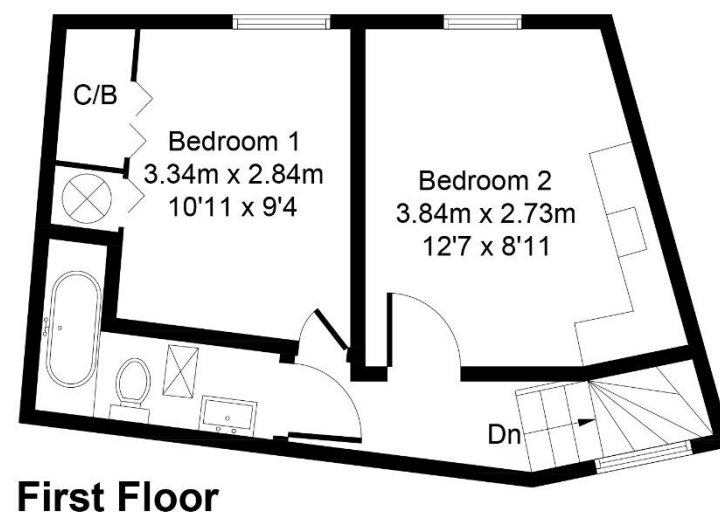
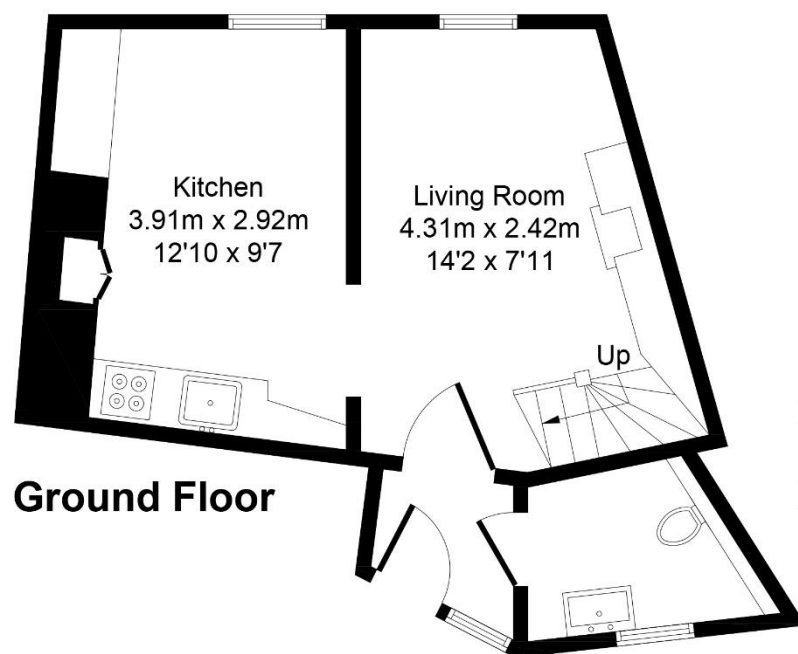
#### LOCATION

Port Isaac is a popular holiday destination and residential village in North Cornwall, famed for its historic fishing harbour, quaint winding streets and scenic coastal walks. Nearby, in Rock and Daymer Bay, conditions are ideal for sailing, water-skiing, and windsurfing, as well as the renowned St Enodoc Golf Club offering two excellent 18-hole courses. Port Isaac has several good places to eat and drink, all within walking distance, including 2 of Nathan Outlaws eateries. Locally there are also a wealth of excellent restaurants and pubs including The Golden Lion, Port Gaverne Hotel and Pilchards, as well as Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 over in Padstow. The ferry and water taxi in Rock make travelling to Padstow both enjoyable and easy. Most everyday shopping requirements can be met in Port Isaac but the market town of Wadebridge, with an inspiring collection of independent shops, is only about 8 miles distant.





### 30 Dolphin Street



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID996495)