



# Pencarrow

4 Tintagel Terrace, Port Isaac

**Guide Price: £515,000**

**JB ESTATES**

EST.  1971



## Pencarrow

4 Tintagel Terrace, Port Isaac,  
PL29 3SE

**Pencarrow is a detached dormer bungalow situated in an elevated position on Tintagel Terrace overlooking Port Isaac. With immense potential to redevelop or renovate, the property enjoys fantastic sea views and lies within striking distance of the village amenities, scenic coast paths as well as the historic Harbour. EPC Band G.**

- Four bedrooms and two bathrooms.
- A large, detached property sat on a generous plot with a South-Easterly facing rear garden.
- Distant sea views looking towards Tintagel Head enjoyed from the principal rooms.
- Well-proportioned and spacious rooms throughout.
- Offered as a chain-free sale.
- An exciting redevelopment or renovation project, subject to the necessary planning permissions.
- In all approximately 1504.9 Sq. ft (139.8 sq. mtrs.)

Port Isaac Harbour 0.3 miles, Polzeath 6 miles, Rock 6 miles,  
Wadebridge 8 miles, Bodmin Parkway 17 miles, Newquay Airport 20  
miles, Truro 32 miles, Exeter 66 miles.

Viewings by appointment

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**FREEHOLD**





## THE PROPERTY

This detached dormer bungalow on Tintagel Terrace is well-proportioned and sits on a good-sized plot. Subject to the necessary planning permissions, Pencarrow represents an exciting opportunity to acquire a large property with fantastic scope for a buyer to add their own stamp, benefitting from an elevated position and far-reaching sea views towards Tintagel Head. Outside, there is a small front lawn with an enclosed raised rear lawned garden with plentiful space for outbuildings or storage units.

## ACCOMMODATION

**GROUND FLOOR:** Front porch to the entrance hall | Sitting room with bay window and sea views | Kitchen leading to rear terrace | Two double bedrooms | Utility area leading to a bathroom.

**FIRST FLOOR:** Additional sitting room enjoying the sea views | Two double bedrooms | W/C

## OUTSIDE

Located at the entry to Tintagel Terrace, the property enjoys a small lawned garden to the front, with gated access down the left-hand side of the property. This access leads to the rear garden, which is fully enclosed with a raised lawn, some sheds and plenty of scope to landscape. On street parking.

## SERVICES

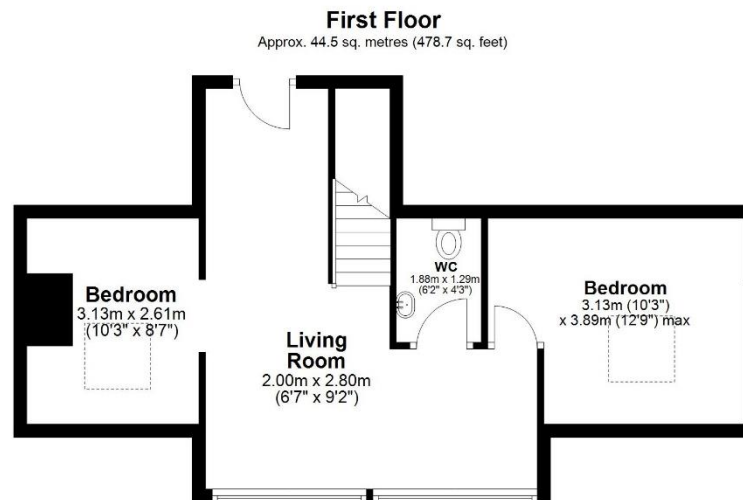
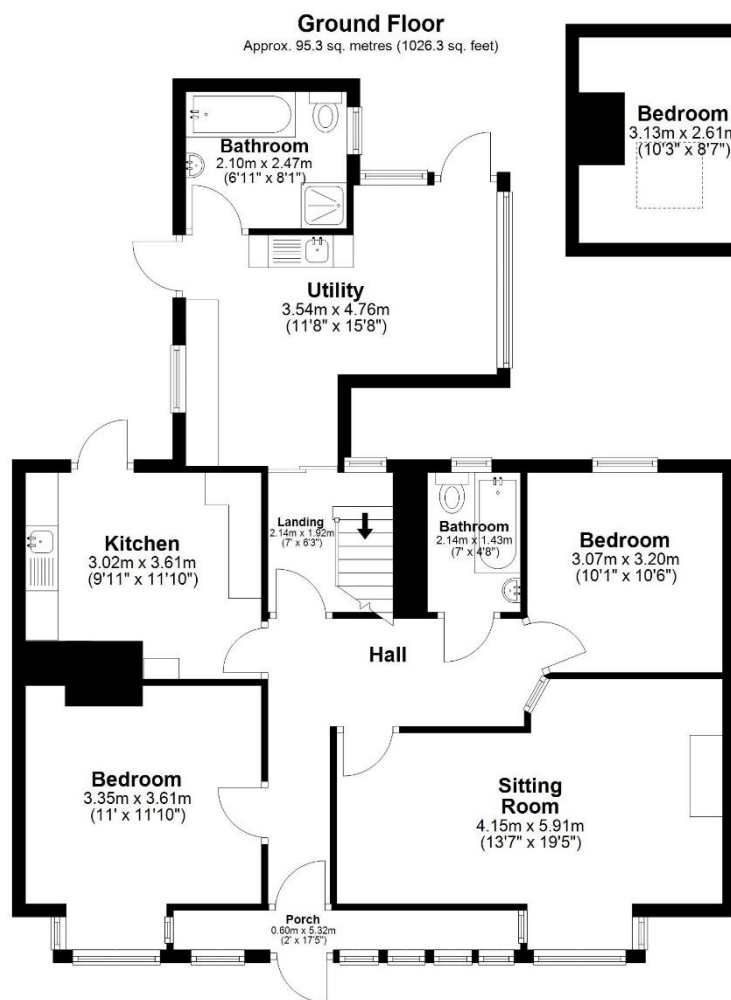
Mains water, electricity, and drainage. Calor gas central heating.

## LOCATION

Port Isaac is a popular holiday destination and residential village on the rugged North Cornwall coast, famed for its historic fishing harbour, quaint winding streets and scenic coastal walks. Loved by millions as Portwenn in ITV's Doc Martin and the birthplace of The Fisherman's Friends, Port Isaac has several good places to eat and drink, all within walking distance of the property. These include two of Nathan Outlaws eateries, The Port Gaverne Hotel & Pilchards, and The Golden Lion. Most everyday shopping requirements can be met in Port Isaac at the Co-Op but the market town of Wadebridge, with an inspiring collection of independent shops, is only about 8 miles distant. The Port Isaac surgery is located just up the road from the Co-Op.







Total area: approx. 139.8 sq. metres (1504.9 sq. feet)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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