



STAGS

The Crows Nest



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4 The Terrace, Port Isaac, PL29 3SG

Approx 750 metres from The Platt & 350 metres from Port Gaverne Beach

- Four Bedrooms (all ensuite)
- One Bedroom Annexe
- Open Plan Living Space
- Sea Views
- Private Basement Parking
- Central Village Location
- Sheltered Courtyard Gardens
- Income Potential

Guide price £950,000

SITUATION

The property is located at the top of the picturesque fishing village of Port Isaac. The village itself has a thriving local community and offers a range of local facilities and amenities catering for day to day needs. These include doctors surgery, primary school, public houses, excellent restaurants including Michelin starred Nathan Outlaw's Fish Kitchen and regular local bus services to nearby towns.

Perhaps best known for its association with a number of TV series the village itself was the backdrop to the first series of Poldark in the 1970's and since 2004 the location for the TV series Doc Martin and home of the internationally renowned A cappella singers, The Fisherman's Friends. In years gone by it was a busy trading and fishing port with a myriad of narrow streets and traditional cottages arranged around the beach and harbour. The first sea wall was constructed during the reign of Henry VIII but has long since yielded to two strong stone quays protecting it from the Atlantic Ocean.

A more comprehensive range of amenities can be found in the estuary town of Wadebridge, located eight miles to the south and sitting astride the River Camel with its famous cycle path linking the fishing port of Padstow. From Wadebridge there is access to the town of Bodmin with its mainline railway station serving London Paddington via Plymouth. At Bodmin there is access to the A30 trunk road which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and well respected Exeter International Airport.

FEATURES OF THE PROPERTY

The substantial semi-detached property is believed to have been built originally in the 1890s and has been extensively refurbished in 2014. The property benefits from a stunning coastal view which runs from Port Gaverne north past Gull Rock, opposite Trebarwith Strand Beach, and onto Tintagel Head and King Arthur's Castle.



Stunning Four Bedroom House and One Bedroom Self Contained Annexe with Panoramic Sea Views and Private Parking





The extensive refurbishment, completed two years ago, has been carried out to an exacting standard producing a stunning property in a wonderful location.

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises; access via a double glazed door to a hallway, from the hallway there is access to a laundry room with boiler cupboard, storage and downstairs cloakroom comprising of a low flush WC. From the hallway there is also access to the open plan kitchen, sitting room and dining room measuring in total a length of approximately 38ft. The kitchen comprises a range of base and eye level cupboards with a granite worktop, space for a range cooker, 1½ bowl stainless steel sink and space and plumbing for an American style fridge freezer. The sitting room area benefits from a suspended wall hung wood burning stove sitting above a slate hearth. The dining room has a stunning view through bi-folding doors which open to a balcony, ideal for al-fresco dining. From the kitchen there is access to the rear of the property to a sun room with bi-folding doors opening onto a sheltered courtyard garden.

From the sun room there is access via set of lockable double doors to the adjoining annexe which comprises; a ground floor bedroom again with access to a private courtyard garden and a separate shower room with low flush WC, wash hand basin and corner shower. From here stairs lead to the first floor and the open plan sitting room, kitchen and dining room of the annexe. There is a separate entrance via a double glazed door leading to another private courtyard garden.

Back in the main house, from the entrance hall, stairs lead to the first floor and master bedroom with double glazed doors leading to a balcony and uninterrupted sea views. There are three further bedrooms all with ensuite facilities, a rear sun terrace and a further balcony on the second floor with stunning sea views. On the first floor there is access to a family bathroom with panel enclosed bath, low flush WC and wash hand basin. Incorporated into the wall is a television.

OUTSIDE

The property is accessed via a quiet road leading to basement parking for two cars and useful lockable storage for surf boards and bicycles. A tarmac path leads to the side of the property with parking for a third smaller car and giving access the series of courtyard gardens and useful storage space. The gardens are surrounded by natural stone walls, the top level offer sea views.

SERVICES

Mains water, mains drainage, mains electricity, electric heating and hot water. Supplemented with PV roof panels. Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendors sole appointed agents, Stags.

DIRECTIONS

Enter Port Isaac via the B3267 turning right into New Road and taking the second turning on the right into The Terrace. The property is located 50 yards along the road on the right hand side, identified with a Stags For Sale board.

LOCAL AUTHORITY

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. Tel: 0300 1234 100.

AGENTS NOTE

The property has a 999 year lease from 1896.





Annexe & House

These particulars are a guide only and should not be relied upon for any purpose.



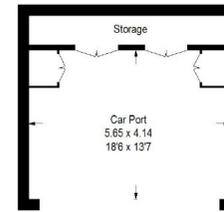
Stags

1 Eddystone Court, Wadebridge,
Cornwall, PL27 7FH

Tel: 01208 222333

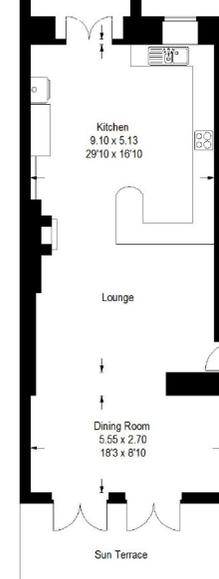
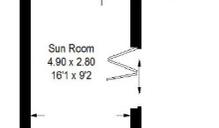
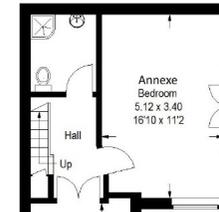
wadebridge@stags.co.uk

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
20-40%	A		
<small>Energy efficient - lower running costs</small>			
12-18%	B		
<small>Decent energy efficiency - lower running costs</small>			
4-8%	C		
<small>Some energy efficiency - lower running costs</small>			
1-3%	D		
<small>Low energy efficiency - higher running costs</small>			
1-3%	E		
<small>Very low energy efficiency - higher running costs</small>			
1-3%	F		
<small>Not energy efficient - higher running costs</small>			
1-3%	G		
<small>EU Directive 2002/91/EC</small>		53	58
<small>England & Wales</small>			

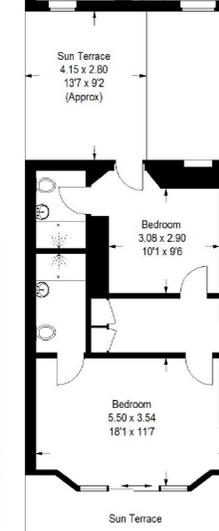
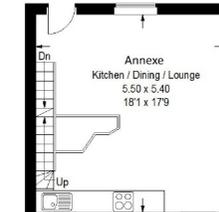


Basement Level

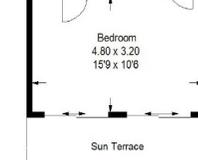
Approximate Gross Internal Area = 235.6 sq m / 2538 sq ft
 Basement Level (Including Car Port) = 27.4 sq m / 285 sq ft
 Total = 263 sq m / 2833 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 Floorplans.sketch.com © 2016 (ID 302172)