



Jackie Stanley

ESTATE AGENTS

Vine Cottage

PORT ISAAC





- **Handsome Double Fronted Character Cottage**
- **Three Double Bedrooms with Master En-suite**
- **Handmade Kitchen with Chunky Granite Work Surfaces**
- **Slate Floors, Beamed Ceilings & Exposed Stone Walls**
- **Large Original Fire Place**
- **Three Storeys of Original Character**
- **Private Patio/Terrace & Separate Pretty and Elevated Garden**
- **Just One Minute from the Harbourside Cafés & Restaurants**



On the market, for the first time in some 28 years, is Vine Cottage; a handsome double-fronted and three-storey cottage located on sought after Rose Hill within the quaint, historic and picturesque fishing village of Port Isaac.

During their tenure, our clients have loved, cherished and improved this striking cottage to create a real home from home. Noteworthy features include original aspects such as exposed stone walls, slate floors, beamed ceilings and original fireplace. The handmade galley-style kitchen with chunky granite work surfaces includes the

freestanding appliances. The sitting room is home to two gorgeous bay windows with window seats and hand made sliding sash windows while the slate flagstones underfoot tell a story all of their own.

On the first floor you will find two genuine double bedrooms, one with integral wardrobes, and a modern family bathroom complete with a crisp white suite, shower over bath and wonderful views over the village to the harbourside below. Head up to the second floor and one will discover a large master bedroom complete with en-suite bathroom and impressive views of the village and beyond. There is a rear door that leads to a patio/terrace at the back of the property. This is a wonderfully private space from which to enjoy tranquility and perhaps a spot of al fresco dining. It also has side gate access.

Perhaps unexpectedly, there is a very pretty, separate garden within the freehold of Vine Cottage. This sits adjacent to the house and is tiered with retaining walls, lawn and well-stocked beds. Being elevated, one can enjoy the outlook across the village rooftops to the water's edge below.

During their occupation, the current owners have very much updated and improved Vine Cottage and worked hard to retain the property's special character which we at Jackie Stanley believe they have achieved. With the harbour only a minute's walk from the property, we recommend a viewing of this handsome cottage at the earliest opportunity.

Services to the property include mains water and electricity, with LPG bottled gas. Council tax band is D, and EPC rating is G.



Vine Cottage, Port Isaac
PL29 3RL
£550,000 guide

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"A handsome, double-fronted and three-storey cottage located on the sought-after Rose Hill within the quaint, historic & picturesque fishing village of Port Isaac"

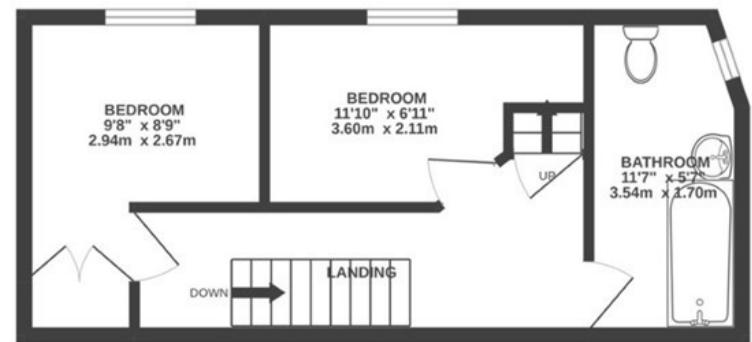
Port Isaac is a quaint, historic picturesque fishing village, well known globally for its association with Doc Martin and the Fisherman's Friends. This sought after destination offers breathtaking walks across the surrounding dramatic coastline of North Cornwall as well as having its own beach and working 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 Vine Cottage, turn off the B3314 coast road onto the B3267 signposted Port Isaac. Upon entering the village, turn left onto Trewetha Lane. As the road forks, bear left onto Rose Hill. Continue down and Vine Cottage can be found along on the right hand side. The postcode for satellite navigation is PL29 3RL. What3words: processor.caused.heeding

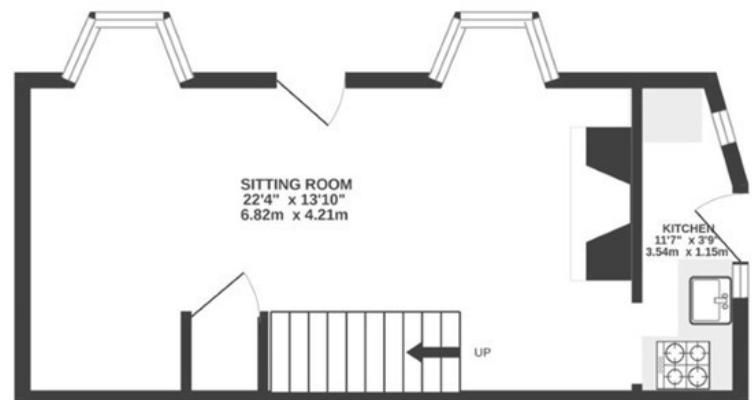
2ND FLOOR
256 sq.ft. (23.7 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (79.9 sq.m.) approx.