

# HILLSIDE COTTAGE

PORT ISAAC



JB ESTATES

EST.  1971

# Hillside Cottage

30 Church Hill, Port Isaac  
PL29 3RQ

Renovated to the highest quality by Nouskha Design, Hillside Cottage is a Grade II listed boutique-style cottage within striking distance of the Harbour. With joyful and zesty interiors, this charming property offers a terraced landscaped garden with wonderful Harbour and sea views. EPC Band F.

- A popular holiday let within a short walk of Port Isaac Harbour and the local amenities.
- Arranged over three floors, offering three bedrooms and a family shower room.
- A beautifully landscaped garden and summerhouse with level seating areas enjoying far-reaching sea views.
- Rented parking space at the Quarry car park (50m) and Instagram account with 15K followers transferable with the sale.
- Turnkey property offered with all contents included minus personal effects.
- In all, it is approx..869 sq. ft (80.8 sq. m.)

Port Isaac Harbour 250 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 in Excess of £720,000**

**FREEHOLD**





## THE PROPERTY

Situated in an elevated position on Church Hill, Hillside Cottage was interior designed and furnished to the highest standard to create a vibrant coastal home. The property offers three bedrooms over three floors with access to a large, terraced sea facing garden with beautiful views over Port Isaac village and the Harbour. This delightful cottage is currently a successful holiday let and possesses a rented parking space in Quarry car park, and active Instagram account which are both transferable with the sale.

## THE ACCOMMODATION

**GROUND FLOOR:** Front door into open plan sitting and dining room with custom storage and panelling, wood burning stove and exposed beams | Immaculate, fully equipped kitchen | In-built cupboard.

**FIRST FLOOR:** Double bedroom with fitted wardrobe and views of the village and harbour | Single bedroom with truckle bed and built in wardrobe | Family shower room | Door to rear garden.

**SECOND FLOOR:** Attic bedroom with four custom built cabin beds with storage under.

## 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 two of Nathan Outlaw's eateries. Locally, there are also many excellent restaurants and pubs, including The Port Gaverne Hotel, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. 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 away.

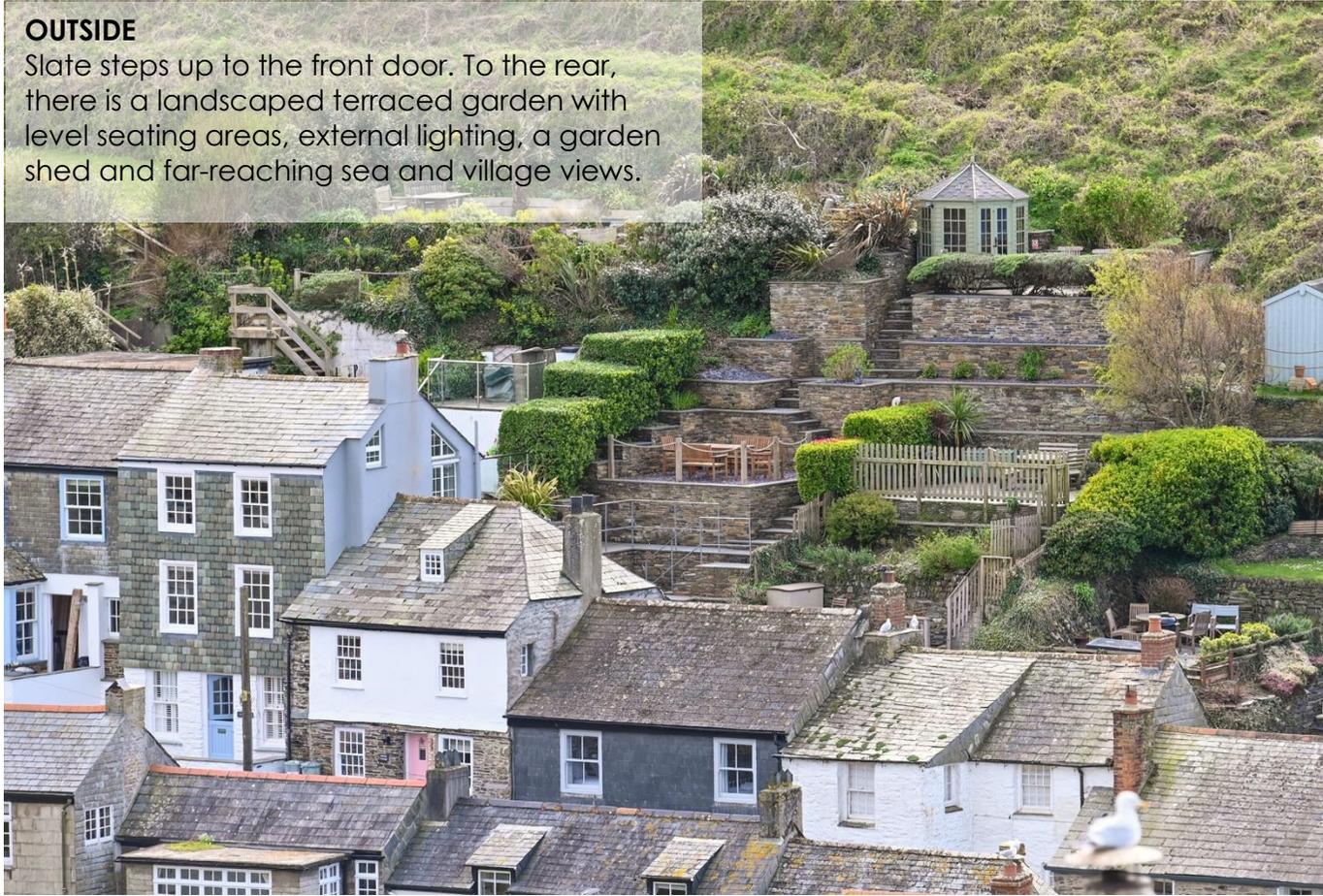
## SERVICES

Mains water, electricity and drainage, electric underfloor heating.



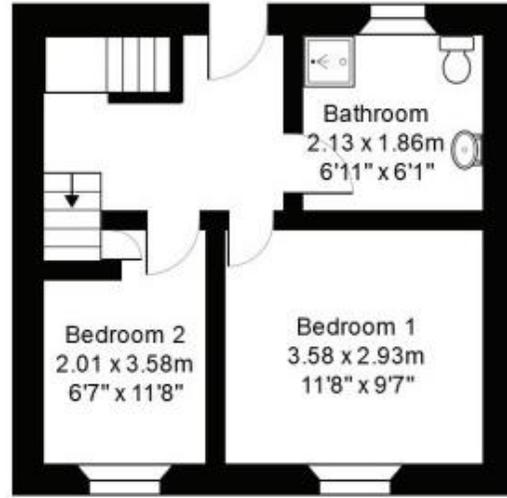
## OUTSIDE

Slate steps up to the front door. To the rear, there is a landscaped terraced garden with level seating areas, external lighting, a garden shed and far-reaching sea and village views.





Ground Floor



First Floor



Second Floor

**TOTAL AREA: 80.8 m<sup>2</sup> 869 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.



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