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Upper Westcott, 30a Trewetha Lane  
Port Isaac, PL29 3RW

Spacious and bright three bedroom apartment with garden,  
parking and sea views

Wadebridge 7.7 miles Bodmin 11.5 miles A30 12.9 miles

• 3 Bedrooms • Kitchen • Sitting Room • Bathroom • Private Parking • Sea Views • Garden • Close To Village Amenities •

**Guide price £295,000**

Cornwall | Devon | Somerset | Dorset | London

## SITUATION

The property is located at the top of the picturesque fishing village of Port Isaac. The village itself has a thriving 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 the Michelin starred restaurant run by Nathan Outlaw 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 1970s and since 2004 the location for the TV series Doc Martin and home of the internationally renowned A cappella singers, The Fishermans 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 the village and harbour from the Atlantic Ocean. A more comprehensive range of amenities can be found in the estuary town of Wadebridge, located 7.7 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 linking the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and the Midlands and well respected Exeter International airport. 20 miles from the property is Newquay Airport with routes to both domestic and European destinations.

## FEATURES OF THE PROPERTY

The property was originally constructed in 1937 as a single residence and ran for many years as a B&B. Within the last 12 years the property has been divided into two self-



contained apartments. The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises; a half glazed door leading to a porch with tiled floor and hallway with stairs rising to the first floor and a spacious landing. From the landing there is access to the sitting room with double glazed windows on two sides. The kitchen comprises a range of base and eye level units, an electric hob with oven below, Belfast sink and space and plumbing for a dishwasher. There is a wood block work top with tiled splashback. There are three good size bedrooms all with sea views and a family bathroom with panel enclosed bath and shower above, vanity sink unit and WC. There is a separate WC and separate utility room with storage space and plumbing for a washing machine and tumble dryer.

### OUTSIDE

The property has a lawned garden, surrounded by a flower bed which is well stocked with shrubs and bushes. The garden is well fenced and bounded. Private parking is available to the side of the property.

### SERVICES

Mains water, mains drainage, mains electricity, oil fired central heating. Please note the agents have not inspected or tested these services.

### VIEWING

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

### DIRECTIONS

Enter Port Isaac via the B3267 and pass the main car park. Trewetha Lane is located on the right hand side, opposite the primary school. The house is identified with a Stags for sale board.

### LOCAL AUTHORITY

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

### AGENTS NOTE

The property is leasehold with 988 years remaining.



Approximate Gross Internal Area = 89.2 sq m / 960 sq ft

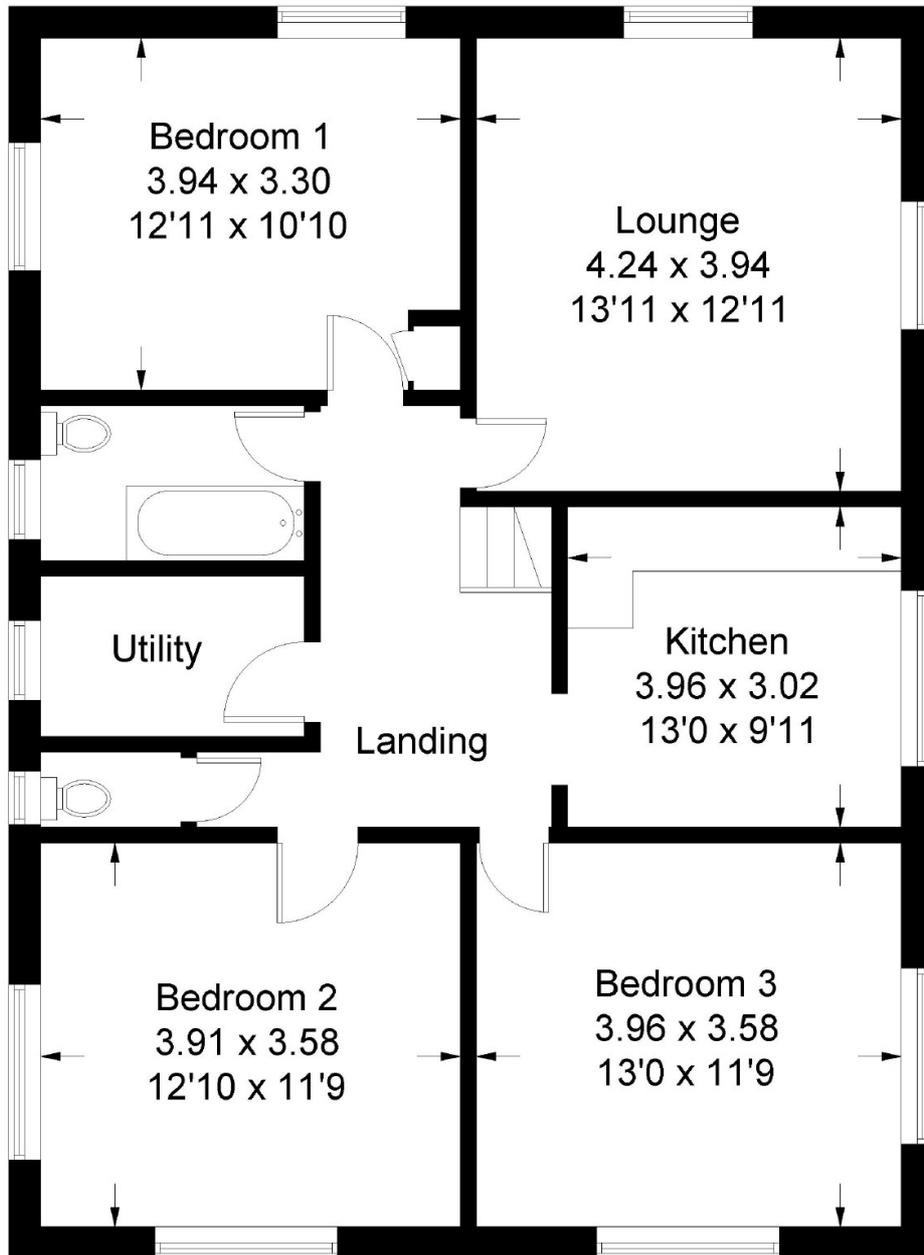


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID396170)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	