



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Toll Cottage

Port Isaac

PL29 3SR



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £225,000**



Changing Lifestyles

01208 814055



# Toll Cottage, Port Isaac, PL29 3SR



A charming coastal cottage in the heart of Port Isaac – full of character, charm, and potential...

- Charming two-bedroom cottage located in the picturesque coastal village of Port Isaac, Cornwall
- Spacious open-plan kitchen and living area with feature fireplace
- Two double bedrooms on the upper floor, both bright and airy with large windows for natural light
- Practical Utility Room
- Family bathroom with large bath and double basins
- Patioed outdoor area ideal for dining or relaxing.
- Council Banding - B
- EPC - F



Nestled in the picturesque coastal village of Port Isaac, this delightful two-bedroom terraced cottage offers endless potential to create your adream coastal retreat. Full of character and charm, the property presents a fantastic opportunity for renovation and personalisation.

As you enter, you are greeted on the left by a spacious open-plan kitchen and living area, complete with a feature fireplace, the perfect spot for cosy evenings in. Double doors open out onto the front patio, allowing natural light to flood the room and creating a seamless indoor-outdoor flow.

To the right of the living area, a generous utility room fitted with a sink, washer, and dryer adds convenience and practicality. The well-proportioned kitchen includes integrated appliances and ample space for meal preparation, while an adjacent pantry or storage area with surrounding shelving offers excellent organisation potential.

Upstairs, the property features two double bedrooms, both bright and airy with large windows that invite plenty of natural light. The main bedroom enjoys an en-suite bathroom with a walk-in shower, toilet, and basin, while the family bathroom provides a touch of luxury with a large bath and double basins.

Outside, a patioed area offers the ideal space for outdoor dining or relaxation, with room for a table and chairs, perfect for enjoying the peaceful surroundings and sea air.

Located in one of Cornwall's most sought-after coastal villages, this charming cottage combines character, space, and renovation potential. Whether you're seeking a holiday home, rental investment, or full-time residence, this property offers a rare opportunity to create something truly special in the heart of Port Isaac.





# Changing Lifestyles

Set along the rugged north coast of Cornwall, Port Isaac is one of the county's most picturesque and sought-after fishing villages.

Steeped in history and charm, the village is best known for its narrow winding streets, whitewashed cottages, and breathtaking sea views that capture the true essence of coastal living.

Port Isaac has long been a haven for artists, walkers, and those seeking an authentic Cornish experience. The harbour, still active with local fishermen, provides a timeless backdrop where you can watch the boats come and go or enjoy the fresh sea air. The village gained wider recognition as the filming location for the popular television series Doc Martin, adding to its appeal and character.

The community is vibrant yet relaxed, with a range of independent shops, galleries, and cafés, as well as some of Cornwall's most acclaimed restaurants, including Nathan Outlaw's Michelin-starred seafood restaurant. The surrounding coastline offers stunning coastal walks along the South West Coast Path, leading to nearby beauty spots such as Port Gaverne, Polzeath, and Tintagel.

Perfectly positioned for exploring the wider area, Port Isaac is within easy reach of Padstow, Rock, and Wadebridge, all offering excellent dining, shopping, and leisure facilities. Despite its peaceful atmosphere, the village remains well-connected, making it a desirable location for both permanent residents and holidaymakers alike.

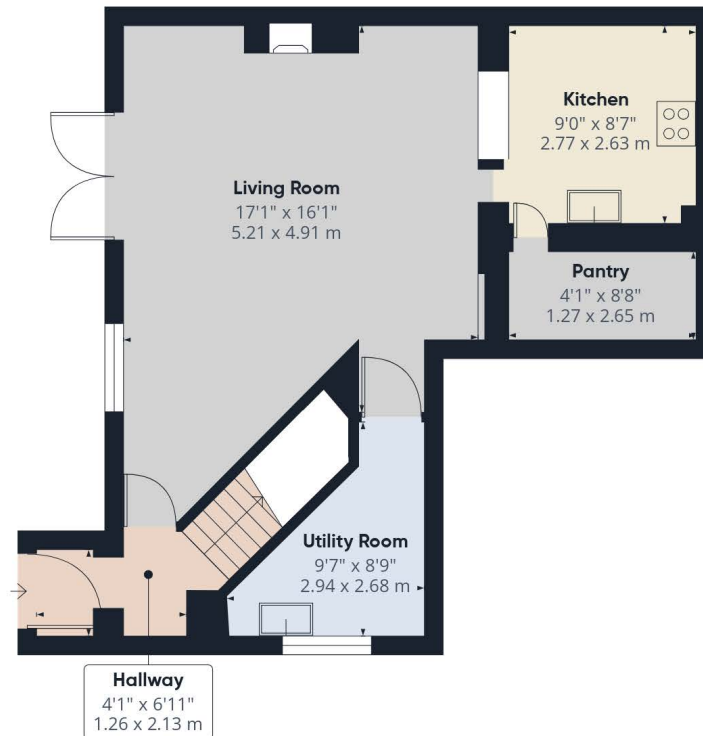
With its blend of natural beauty, historic charm, and coastal tranquillity, Port Isaac embodies everything that makes Cornwall such a special place to live or visit.



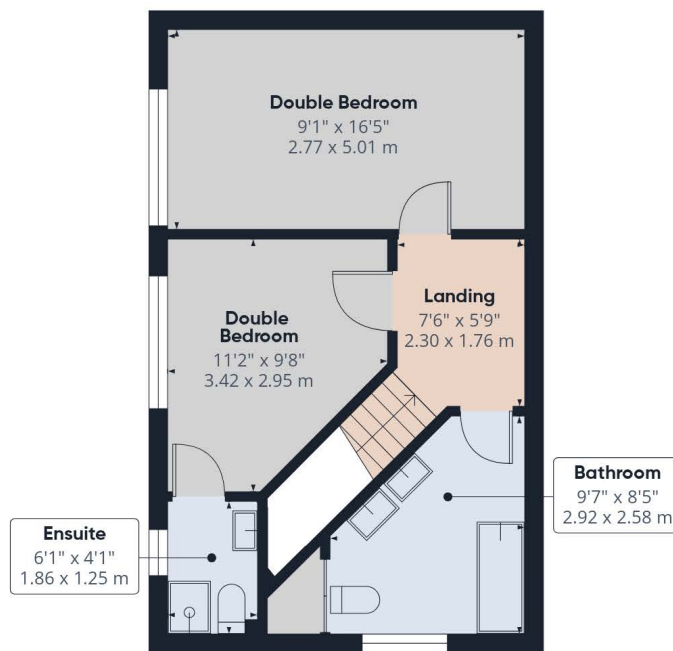
Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01208 814055**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





Floor 0



Floor 1

## Have a property to sell or let?

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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

### PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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