



Poltreworgey Farmhouse,
Port Isaac PL29 3SZ

LODGE & THOMAS

ESTABLISHED 1892

Poltreworgey Farmhouse, Port Isaac, Cornwall PL29 3SZ

Offers in excess of £1,300,000 Freehold

- Substantial historic 4/5 bed farmhouse for improvement
- Range of outbuildings
- Two storey detached barn
- Set within approx. 7 acres
- Prominent frontage onto approach road to Port Isaac

A former Cornwall Council farmstead with outbuildings and productive land wrapped around a large, old Grade II Listed farmhouse on the rural fringe of Port Isaac.

The Property

The property is centred on a very old and characterful farmhouse that in its listing is suggested to possibly date back to the early/mid-18th century. The front door opens onto a spacious hallway, where a slate flagstone floor extends into a dining room, the inner hall and the rear lobby. In addition, the ground floor comprises a lounge with Inglenook style fireplace, a generous kitchen, a utility/wc and a boot room. A turning staircase ascends from the inner hall to the four bedrooms, bathroom and shower room/wc on the first floor and a further full width staircase continuing onto a huge attic room.

Whilst some improvements have been carried out there remains plenty of scope for further repair and refurbishment with the potential to create a very special, highly individual home. The sellers have commissioned a Heritage Statement which contains further detailed information about the property, its history and its local significance.

Note: A Heritage Survey is available on request.



Outbuildings

Externally there is a wide range of traditional and modern outbuildings offering a huge range of opportunities, subject to planning.

A range of single storey barns are attached to the house, whilst the most striking of the barns is a detached two storey barn of around 132sqm with views toward the sea from the upper floor. More recent buildings and barns provide cover for livestock and machinery and there is excellent access onto the public highway.

The Land

Much of the land in and around the house, barns and yard has become overgrown, yet the two fields amounting to almost 7 acres have been used in recent times for grazing and hay production. It will be a condition of the sale that the new owners are to fence the section of the field to the south and east through points A, B & C (shown on the attached plan) to Countryside Stewardship standard within three months of completion of purchase and to maintain in perpetuity. The new owners will be required to cut off the water in the location marked with a blue X on that plan.

Services: Mains electricity, mains water and private drainage. None of these services have been tested and therefore no guarantees can be given. Cornwall Council reserve the right to lay any services through the property to benefit their retained land. **NB.** The purchaser will be required to disconnect all water that supplies any troughs.

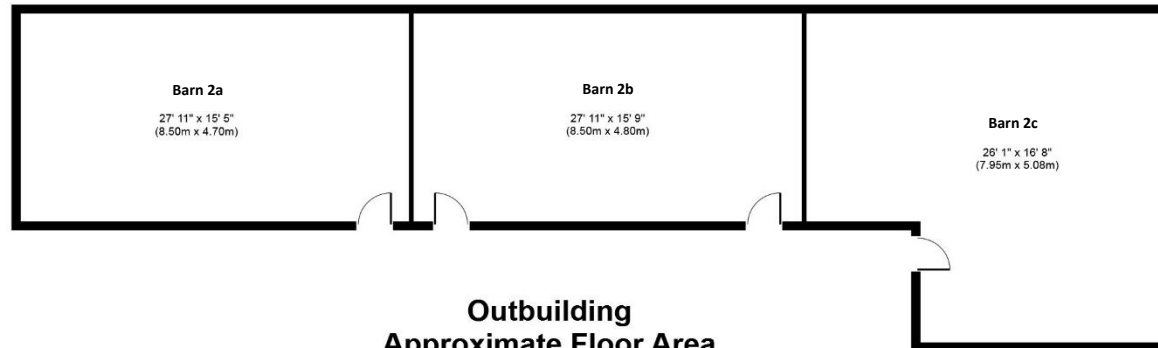
Council Tax Band: C **EPC:** G19

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. There is a public footpath running through the field to the rear of the house and across the neighbouring field.

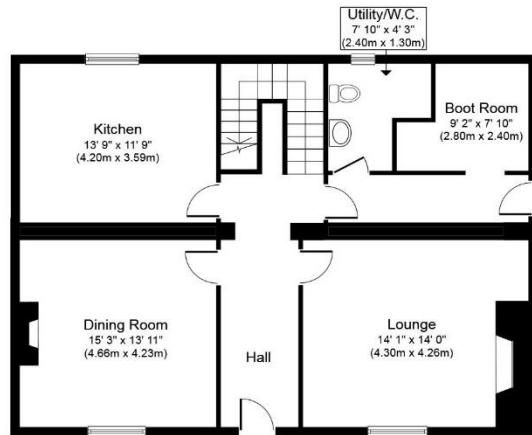




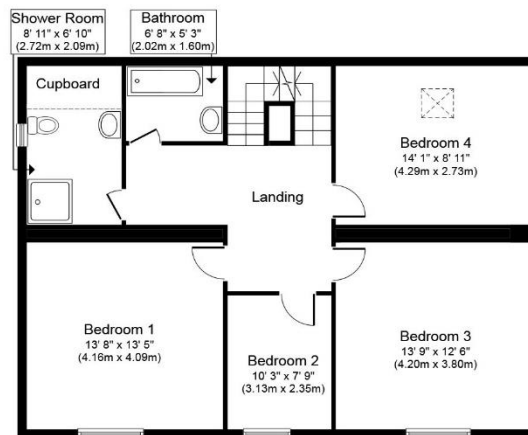
1. Farmhouse
2. Single storey barns
3. Previous tenant's caravan
4. Machinery shed
5. Two storey barn
6. Former milking parlour
7. Previous tenant's steel portal building
(Cubicles will be removed on sale)
8. Pole Barn



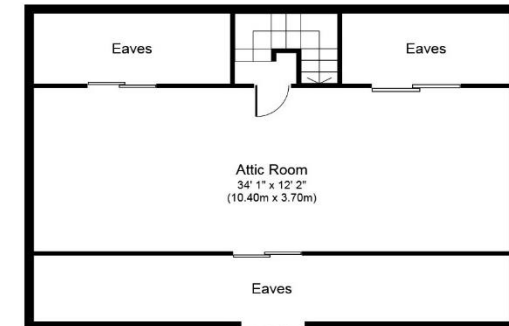
Outbuilding
Approximate Floor Area
1,433 sq.ft.
(133.2 sq.m.)



Ground Floor
Approximate Floor Area
937 sq. ft.
(91.4 sq. m.)

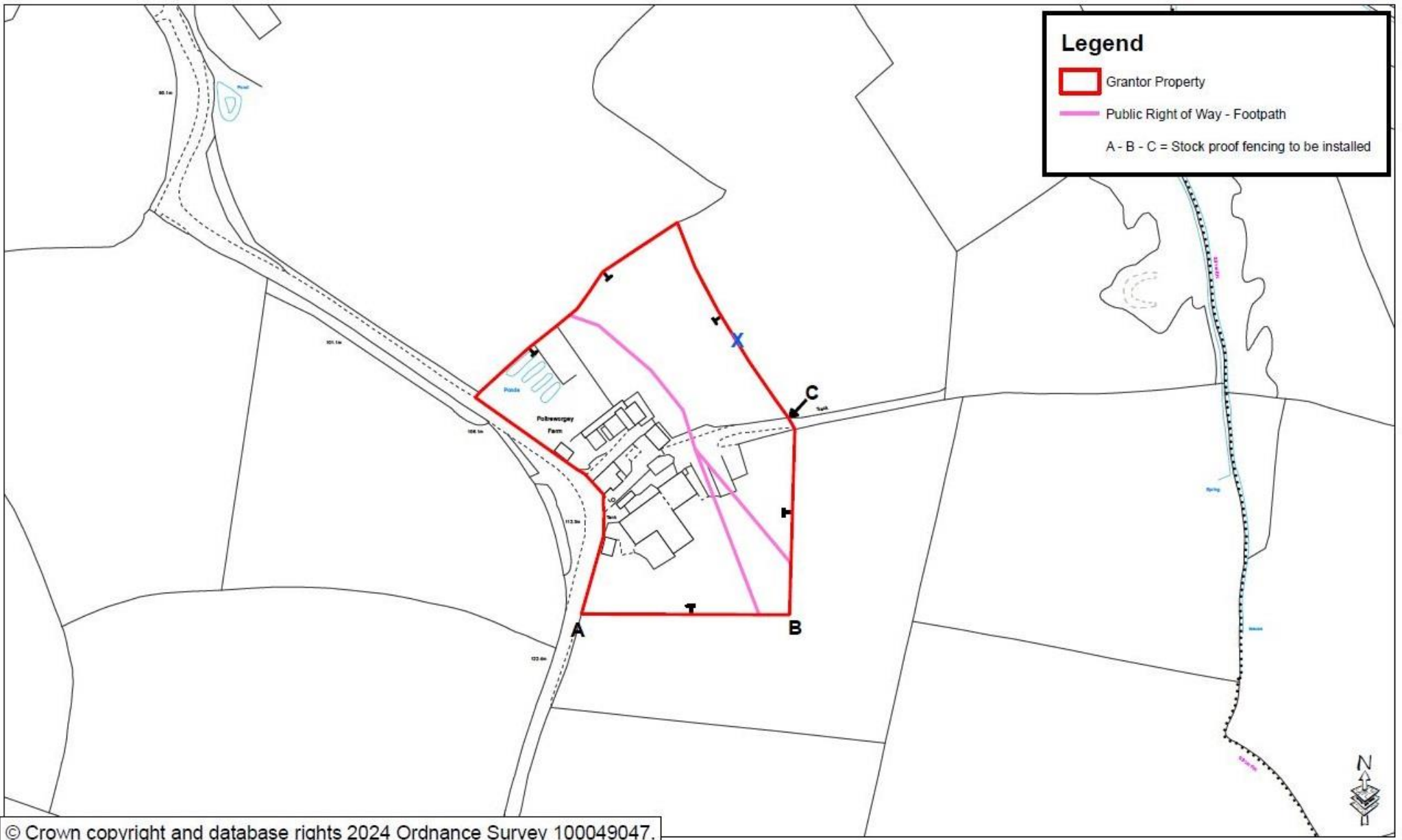


First Floor
Approximate Floor Area
937 sq. ft.
(91.3 sq. m.)



Second Floor
Approximate Floor Area
781 sq. ft.
(72.6 sq. m.)

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Location

The iconic north Cornish fishing port of Port Isaac is famed not only for its rugged natural beauty and historic harbour but for countless film and tv appearances in the likes of Doc Martin. The village, 1½ miles away, boasts a range of independent catering for daily requirements. The village boasts numerous respected restaurants and pubs, in addition to which there are two Michelin 3 Star Nathan Outlaw establishments. A much larger range of education, health, leisure and shopping facilities can be found at Wadebridge, 7 miles to the south, whilst many of the well-known towns and beauty spots such as Tintagel (home to King Arthur's Castle), Polzeath, Rock, Boscastle and Bude are all within easy reach. It is not only coastal walking that is well catered for in this area, as the stunning scenery and trails of Bodmin Moor are just over 8 miles away.

Polzeath Beach 5 miles | Rock 7 miles | Bodmin Parkway 17 miles
Newquay 19 miles | Truro 30 miles | Plymouth 43 miles | Exeter 65 miles

All distances taken from Google Maps and therefore approximate.

Viewings: Strictly by appointment with the sole selling agents Lodge & Thomas.

Directions: From Wadebridge head north on the A39 towards St Kew Highway. Before reaching the village, turn left signposted Pendoggett and St Kew. Follow this road through the village of St Kew to the junction at the end on the B3314. Here turn right for Pendoggett, Port Isaac and Delabole and take the next left signposted Port Isaac. Follow the B3267 and the property for sale will be found a short way along on the right hand side.

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01872 272722

58 Lemon Street Truro Cornwall TR1 2PY

property@lodgeandthomas.co.uk

lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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