



**MAP estate agents**  
Putting your home on the map

Coverack, Helston



## North Corner, Coverack, Helston

Coverack beach 0.2 miles (on foot) | St Keverne 2 miles |  
The Lizard 9 miles | Helston 11 miles | Falmouth 18 miles |  
Truro 24 miles | Newquay Airport 43 miles | Exeter M5 115  
miles (Distances are approximate)

A spacious, architect designed bungalow set in the picturesque fishing village of Coverack enjoying sea and harbour views, with mature garden, detached garage and driveway.

Entrance Hallway | Family Bathroom | Open-Plan Living Room/Dining Room | Sunroom | Kitchen/Breakfast Room | Utility Room | Walk-In Pantry | Principal Bedroom, Balcony En-Suite Shower Room | Bedroom Two | Bedroom Three with En-Suite Cloakroom | The Retreat - Entrance Hall | Bedroom Four with En-Suite Shower Room | Courtyard | Gardens | Garage and Driveway Parking | Greenhouse and Woodstore

**£850,000 Freehold**





## Property Introduction

Believed to have been built in the early 1970's, this unusual property faces south and has lovely sea and harbour views. The accommodation briefly comprises of four bedrooms, the principal bedroom has an en-suite shower room, the third bedroom has an en-suite cloakroom and the fourth bedroom situated on a lower level also has an en-suite shower room. There is an 31' open-plan living room enjoying sea views, kitchen with breakfast bar, utility room, a walk-in pantry and a good-sized sunroom with underfloor heating enjoying the sea views.

The mature sheltered garden is mainly laid to lawn with flower borders which are well stocked with shrubs, plants and bulbs. There are a number of mature trees, including mimosa, cherry, crab apple and copper maple. A slate path leads to a flight of steps onto a raised paved patio, with inset flower beds, running the length of the bungalow which has the sun most of the day and affords attractive sea and harbour views.

Outside is a boiler room, log store and an attached greenhouse, together with a detached double garage with automatic door. There are well-stocked mature gardens to three sides.

Offered for sale with no onward chain, the property is located in a fabulous location.

Don't miss the opportunity to own this beautifully finished bungalow - call now to arrange your viewing!

## Location

Coverack is a picturesque fishing village on the south-east coast of the Lizard Peninsula. Once a notorious smugglers haunt, the village is now known for its peace and tranquility where fishing is carried on as a way of life from the ancient harbour. The village has a number of shops, a gallery, cafés and restaurants, catering for the

visitors who appreciate the wonderful setting and the safe and sandy beach.

Nearby is the larger village of St Keverne, and the historic market town of Helston is some eleven miles away. From the village are superb country and coastal walks taking in the stunning scenery.

### ACCOMMODATION COMPRISES

Steps lead up to patio with double glazed frosted door leading to:-  
**ENTRANCE HALLWAY**

Door to airing cupboard and housing the hot water tank. Patio doors to the front looking over the garden and with sea views. Consumable points, radiator and fully carpeted floor. Archway through to living room and doors off to:-

### FAMILY BATHROOM

Fitted with a low-level WC, wash hand basin set in a vanity unit, bath and corner shower cubicle. Wall mounted towel rail, radiator, window to rear elevation being fully tiled and laminated flooring.

### OPEN PLAN LIVING ROOM/DINING ROOM 31' 4" x 16' 5" (9.54m x 5.00m) maximum measurements, irregular shape

Featuring a dual aspect with uPVC double glazed bay window with panoramic sea and harbour views. High level uPVC double glazed window to the side. uPVC double-glazed door leading onto the patio. Feature granite and serpentine fireplace with wood burner and slate hearth. TV aerial point. Two radiators. Fitted carpet. Coved ceiling.

### SUNROOM 15' 9" x 8' 5" (4.80m x 2.56m) maximum measurements, irregular shape

With underfloor heating and tile flooring, uPVC double glazed windows to three aspects offering fabulous far reaching coastal views, uPVC double glazed access doors to both sides.

### KITCHEN 13' 11" x 10' 11" (4.24m x 3.32m) maximum measurements

With breakfast bar and uPVC double-glazed window to the side. Range of matching wall and base units with melamine working surfaces over. Tiled splashbacks. Stainless steel single drainer double sink unit. Eye level electric double oven, electric hob, integrated dishwasher and fridge/freezer. Two floor-to-ceiling built-in cupboards. Telephone point, radiator and tiled flooring. uPVC double glazed door into:-

### UTILITY ROOM 11' 10" x 8' 9" (3.60m x 2.66m) maximum measurements

Half glazed exterior wall overlooking the rear. Stainless steel single drainer sink unit with cupboards under. Plumbing and space for automatic washing machine. Power and light connected.



### **WALK-IN PANTRY**

Half-glazed door and window to the rear. Fitted shelving.

### **PRINCIPAL BEDROOM ONE 12' 5" x 11' 3" (3.78m x 3.43m)**

Patio doors to front elevation out onto balcony with sea and harbour views. Window to side looking out over the garden and sea views. Fitted with a built-in wardrobe with hanging rail and drawer below, radiator, telephone point, fully carpeted flooring. Door through to:-

### **BALCONY 9' 4" x 3' 7" (2.84m x 1.09m)**

Galvanized railing and terrazzo flooring. Lovely outlook across the garden, out to sea and down into the harbour.

### **EN-SUITE**

Fitted with a low-level WC, shower corner cubicle with electric shower attachment, wash hand basin set in a vanity unit. Window to side elevation, built in cupboards, radiator and being fully tiled and laminated flooring.

### **BEDROOM TWO 11' 10" x 10' 7" (3.60m x 3.22m)**

Two windows to rear elevation. Fitted with built in wardrobes with hanging rail, cupboards and drawers, radiator and carpeted flooring.

### **BEDROOM THREE 9' 9" x 9' 6" (2.97m x 2.89m)**

Coved ceiling. uPVC double-glazed window overlooking the rear garden. Radiator. Fitted carpet.

### **EN-SUITE CLOAKROOM**

Partly tiled walls. Comprising pedestal wash hand basin and low-level WC. Built in corner airing cupboard with slatted shelving and small radiator. Fitted carpet. Steps lead around to the side of the property where access can be found to:-

### **THE RETREAT**

uPVC double-glazed door into:-

### **ENTRANCE HALL**

Concealed consumer units. Vinyl flooring.

### **BEDROOM FOUR 10' 7" x 9' 6" (3.22m x 2.89m) maximum measurements**

uPVC double-glazed window overlooking the front garden with sea views. Wall light. Wall mounted electric heater. Fitted carpet.

### **EN-SUITE SHOWER ROOM**

uPVC double-glazed window to side. Wash hand basin set in a vanity unit. Corner cubicle shower. Low level WC. Vinyl flooring.

### **OUTSIDE**

The property is approached over a courtyard (not owned by the property but with established rights of way). A tarmac drive leads to a turning/parking area for several cars. The property's main gardens lie to the front of the property with the majority being laid to lawn and interspersed with a variety of flower and shrub borders. There is also a patio that stretches the length of the property from which the gardens and sea views can be enjoyed. A wooden fence with a gate leads to the rear of the property.

### **GARAGE 24' 11" x 18' 0" (7.59m x 5.48m) max. measurements, irregular shape**

Automatic fibreglass up-and-over door. Window to side. Water, power and light connected.

### **WOODSTORE**

Timber door.

### **BOILER ROOM**

With a slatted door, housing the oil-fired boiler providing heating and hot water. A pathway leads around the property to the front garden where there is an attached:

### **GARDENS**

The mature sheltered garden is mainly laid to lawn with flower borders which are well stocked with shrubs, plants and bulbs. There are a number of mature trees, including mimosa, cherry, crab apple and copper maple. A slate path leads to a flight of steps onto a raised paved patio, with inset flower beds, running the length of the bungalow which has the sun most of the day and affords attractive harbour views.

### **GREENHOUSE**

uPVC construction with slatted shelving.

### **AGENT'S NOTES**

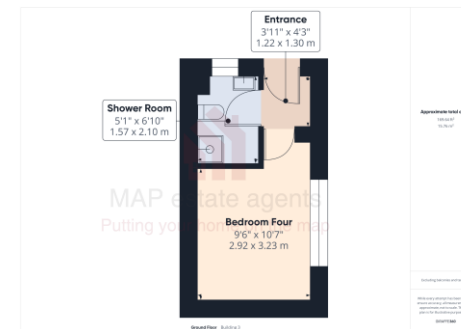
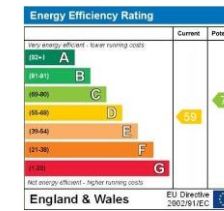
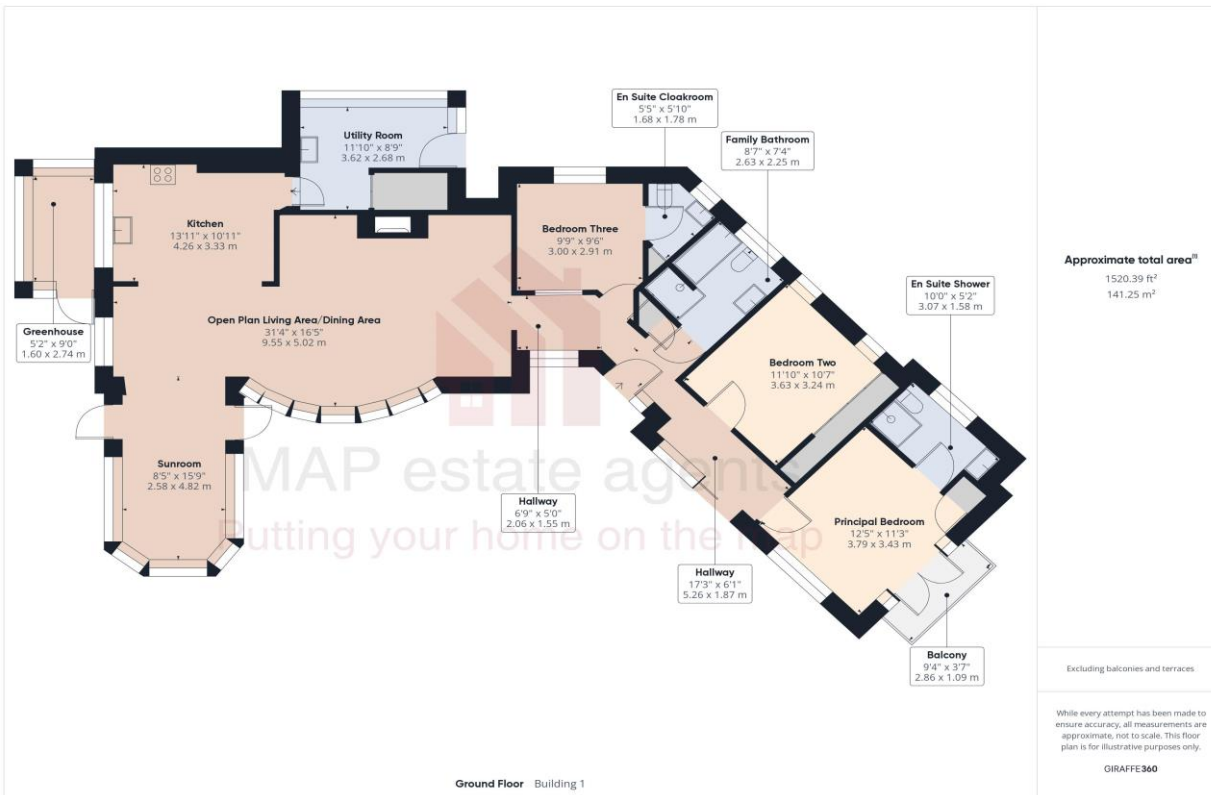
The Council Tax Band for the property is Band 'E'. There is a charge of £75.00 per annum to maintain North Corner Lane. On the front of the house roof there are owned solar panels for electricity (Photovoltaic conversion of light into electricity). **SERVICES** Mains water, electric, mains drainage and oil-fired central heating.

### **DIRECTIONS**

From Helston, proceed south on the A3083 signed to the Lizard. Go through Garras (B3293). At the roundabout, take the 3rd exit and stay on B3293. Turn right onto B3294. As you enter Coverack and the Public Car Park is located on the right-hand side, turn left just before the sea front into North Corner and take the second turning left into a courtyard. The drive for Menavean is in front of you. If using What3words: diver.professed.purple







## MAP's Top reasons to view this home

- Detached four bedroom bungalow
- Spacious reception rooms
- Extensive sea and harbour views
- Open plan living/dining room with sea views
- Parking for several cars
- Overall plot size of just under a quarter of an acre
- Sheltered, mature garden
- Detached double garage
- Elevated position above beach
- Offered for sale chain free

01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)  
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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