



Situated in a rural and tranquil location, a delightful and nicely presented mid terraced three bedroom barn conversion. In a small hamlet within a community of five properties, it is only 10 minutes walk to the stunning Coverack Cove. The cottage also benefits from a generous garden to the rear which backs onto a communal wooded area and two owned parking spaces. Council Tax Band C. Freehold. EPC D56



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway/Snug. Open plan living room/dining room/kitchen.

FIRST FLOOR

Landing. Bedroom One. Bedroom Two. Bedroom Three. Bathroom.

OUTSIDE

There are two owned parking spaces to the front and a generous garden to the rear.

COUNCIL TAX BAND C

SERVICES

Mains water (shared supply, please ask for more detail), mains electricity, shared private drainage via a sewage treatment plant.

TENURE - Freehold

PARKING

There are two owned parking spaces to the front of the property.

DIRECTIONS

From Helston take the A3083 passing Culdrose, follow signs to St Keverne and Coverack on the B3293, past the Zoar garage and just before the turning to Coverack take the right hand turn leading down a road, follow this road for a short way and take the next left, follow this for 0.9 miles over the cattle grids until you see a metal gate. The property can be found through this metal gate on the left.

LOCATION

Coverack is without doubt one of Cornwall's hidden gems, tucked away on the southern part of the Lizard peninsula offering a stunning traditional granite built sheltered harbour and a fine sandy beach which is always popular with locals and tourists alike. Ideal for paddle boarding or kayaking on a calm weather day. The very traditional Cornish village has restaurants, gallery, general stores, hotels, post office and St Peter's church which nestles on

the hillside. Echoes of a proud fishing industry remain in Coverack, where a cluster of nets, lobster pots and small fishing boats lie within the protective granite arms of the harbour. This part of the Cornish coastline is a haven for coastal path walkers who enjoy some of the most dramatic coastal scenery on offer within this unspoilt part of the Lizard peninsula. Much of the surrounding coastline and countryside is in stewardship of the National Trust and is an area of outstanding natural beauty.

THE PROPERTY

A fantastic opportunity to purchase a three bedroom terraced barn conversion in a rural and tranquil location, yet within walking distance to Coverack Cove. The property has a generous garden to the rear with patio seating area and two owned parking spaces to the front.

Upon entering the entrance hallway/snug which houses the wood burner, a door leads to the open plan living room/dining area/kitchen. Double doors from the living area lead to the rear garden and patio area ideal for enjoying the afternoon sun. Beyond the garden is a communal wooded area. From the entrance hallway/snug a door leads to the first floor landing where doors lead off to three bedrooms and a bathroom. The property has been painted in neutral tones throughout and has tiled flooring downstairs for easy maintenance.

The cottage is warmed by underfloor heating downstairs as well as a wood burner in the entrance hallway/snug. A great lock up and leave property or for a discerning buyer who enjoys the tranquility that Gallery Cottage offers.

ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE

The double glazed entrance door leads to:

Entrance Hallway/Snug 12' x 8'6" max (3.66m x 2.59m max)

A cosy room with a recently installed wood burner. Tiled floor. Consumer unit. Wall lights. Door to first floor and door to the open plan living area.

Open Plan Living/Dining/Kitchen 23'2" max x 11'10" max (7.06m max x 3.61m max)

A lovely room which overlooks the rear garden. Tiled floor and underfloor heating. A useful understairs storage cupboard. Space for a sofa and dining room table and chairs. The kitchen area has a selection of base and wall units complemented by solid oak work surfaces incorporating the draining board and inset Belfast style sink with mixer taps and tiled splashbacks. Spaces for cooker, washing machine, tumble dryer, dishwasher and fridge/freezer. Cupboard housing the hot water cylinder. Double glazed French style doors leading to the patio and rear garden. Double glazed windows to front and rear. Ceiling lights.

From the entrance hallway/snug, a door leads to the first floor:

FIRST FLOOR LANDING

Doors to three bedrooms and a family bathroom. Telephone point. Double glazed window to the front.

Bedroom One 13'1" x 9'3" (3.99m x 2.82m)

Built in wardrobe. Two double glazed windows to the side and rear. Ceiling light.

Bedroom Two 12'4" x 8'5" (3.76m x 2.57m)

Built in wardrobe. Loft hatch. Ceiling light. Double glazed window overlooking the rear garden.

Bedroom Three 7' x 6'6" (2.13m x 1.98m)

Double glazed window overlooking the rear garden. Ceiling light.

Bathroom 7' x 6'5" (2.13m x 1.96m)

A 'P' shaped bath with electric shower over and tiled surround. Low level WC. Pedestal wash hand basin with mixer tap. Double glazed frosted window to the rear. Extractor fan.





Agents Note

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

Agents Note 2

Although the property is freehold, there is management company Polcoverack Cottages Management Company Limited that deals with any communal expenses.

Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.