



Ravenswood Penwartha, Coverack

Guide Price £450,000

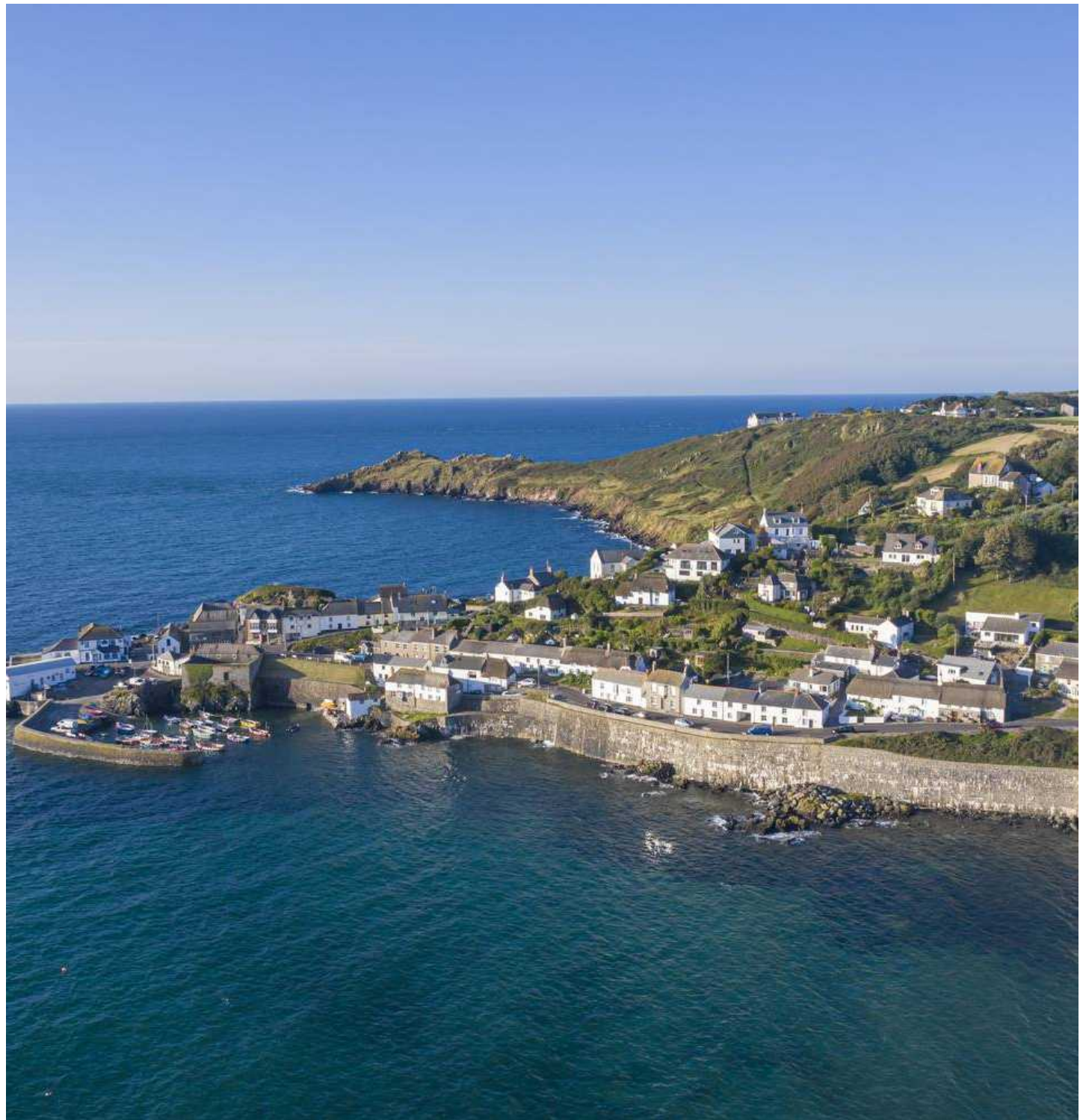


Heather & Lay
The local property experts

- Detached bungalow
- 3 Bedrooms, main en suite
- Modern kitchen with built-in appliances
- UPVC double glazing & oil-fired central heating
- Enclosed rear garden
- Driveway & parking
- No onward chain
- Lovely coastal location with amenities nearby

THE LOCATION

A three-acre sandy beach and crystal-clear sea awaits visitors to this beautiful fishing village. Only ten miles from Helston and twenty-one miles from Falmouth Coverack offers peaceful, yet easily accessible, living. Unlike some fishing villages there are no single-track roads to Coverack and indeed a double decker bus services the village. The community is an important reason why so many people move to Coverack and our Dave who works in our Heather & Lay Falmouth office and lives in Coverack, champions the sociable community as a major reason for choosing Coverack as home. Dave would be very willing to talk to anyone wishing to know more about the activities in the village. Henri runs the local shop offering most provisions and at The Loft you can get Cornish Roskilly's ice cream. The village 'local' is The Paris Hotel, built by the Redruth Brewery back in 1907 and named after the liner SS PARIS which ran aground on the headland on Whit Monday 1899, offering good quality food and drink (don't forget the Wednesday night quiz) or if it is just fish and chips you are after then pop along to Mark at the old lifeboat house. Robin & Chris can teach you windsurfing, or, hire out kayaks or paddle boards and Marshall & Hannah offer a wide selection of local crafts/gifts in the Old Mill House. Plenty of good walks are on the doorstep along the coastal path where hidden beaches, wildlife, flora and rocky outcrops present great interest, peaceful and spectacular scenery.





THE PROPERTY

Built in December 2015 by local builders this detached bungalow has been finished to a high specification. Accommodation comprises three bedrooms, a light and bright sitting room with woodburning stove on a slate hearth and large floor to ceiling window with views of the sea in the distance, kitchen/breakfast room and family bathroom. Outside there is plenty of off road parking and a lawned garden to the rear.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) From the gravelled driveway and parking area, a gentle slope to the UPVC glazed front door into the.....

ENTRANCE HALLWAY

Access to loft space. Laminate flooring. Quality wooden doors to three bedrooms, family bathroom, airing cupboard, sitting room and.....

KITCHEN/BREAKFAST ROOM

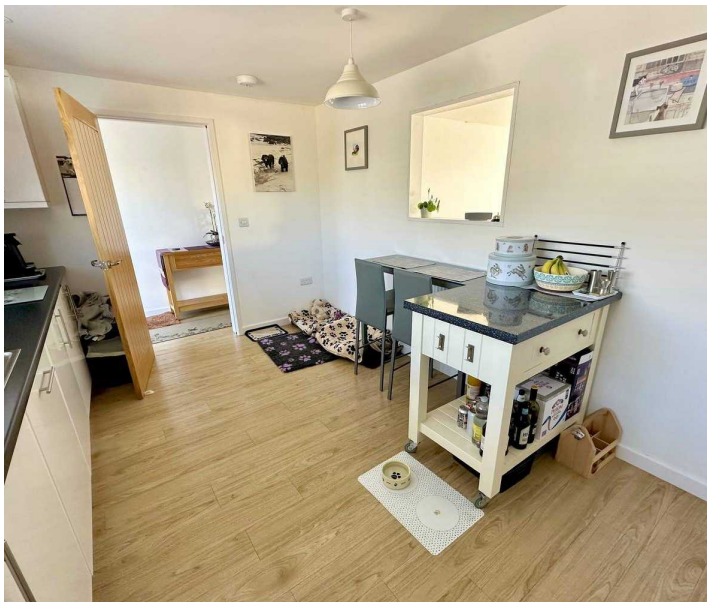
15' 0" x 9' 1" (4.57m x 2.77m)

UPVC double glazed window to front. Hatchway through to sitting room. Modern range of white base and eye level cupboards and drawers with stainless steel handles. Granite effect work surfaces with inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in chest height oven and grill. Halogen hob with stainless steel extractor above. Integrated appliances include dishwasher, fridge/freezer and washer/dryer. Space for small table and chairs.

From the entrance hallway gentle steps down to...

SITTING ROOM

20' x 14' (6.1m x 4.27m) with 10' (3.05m) ceiling height. A light and bright room with triple high level windows to one side, a floor to ceiling window to rear with distant views of the sea and patio doors to the other side accessing the rear garden. Wood burning stove on a slate hearth. Pendant and semi-circular wall lights. Radiator.







BEDROOM ONE

11' 0" x 8' 10" (3.35m x 2.69m)

UPVC double glazed window to rear. Built-in wardrobe/cupboard space. Radiator. Door to...

EN SUITE

Obscure UPVC double glazed window to rear. Large shower cubicle, low flush WC and wall mounted hand basin. Heated towel radiator.

BEDROOM TWO

10' 1" x 9' 1" (3.07m x 2.77m)

UPVC double glazed window to front. Built-in wardrobe/cupboard space. Radiator.

BEDROOM THREE

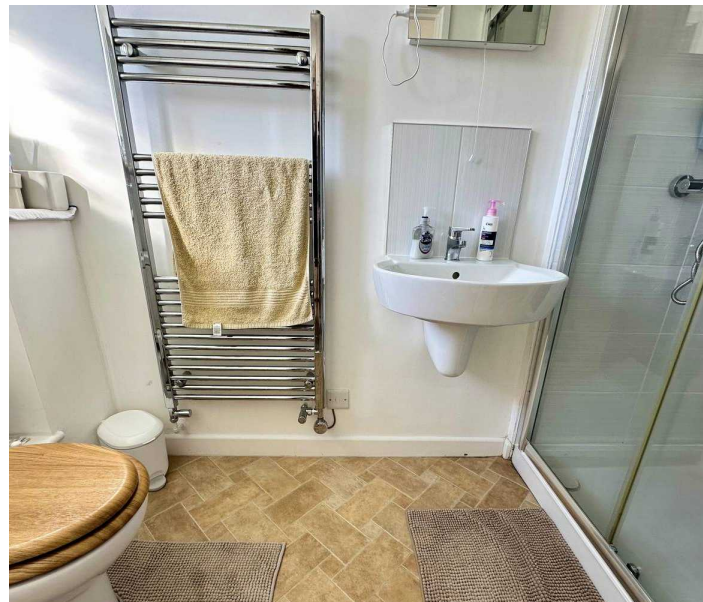
9' 1" x 7' 0" (2.77m x 2.13m)

UPVC double glazed window to front. (Currently used as a work from home office). Radiator.

FAMILY BATHROOM

8' 10" x 6' 0" (2.69m x 1.83m)

Obscure UPVC double glazed window to rear. Fully tiled room. Three piece suite comprising panel bath with shower over and glass screen, low flush Wc and wall mounted hand basin. Heated towel radiator.





OUTSIDE

FRONT

To the front of the property is an enclosed gravelled area with parking for a number of cars. Side access to rear garden.

REAR

Facing South and enclosed by timber fencing and hedge borders. Mainly laid to lawn with area of patio to sit, relax and entertain.

Council Tax band: D

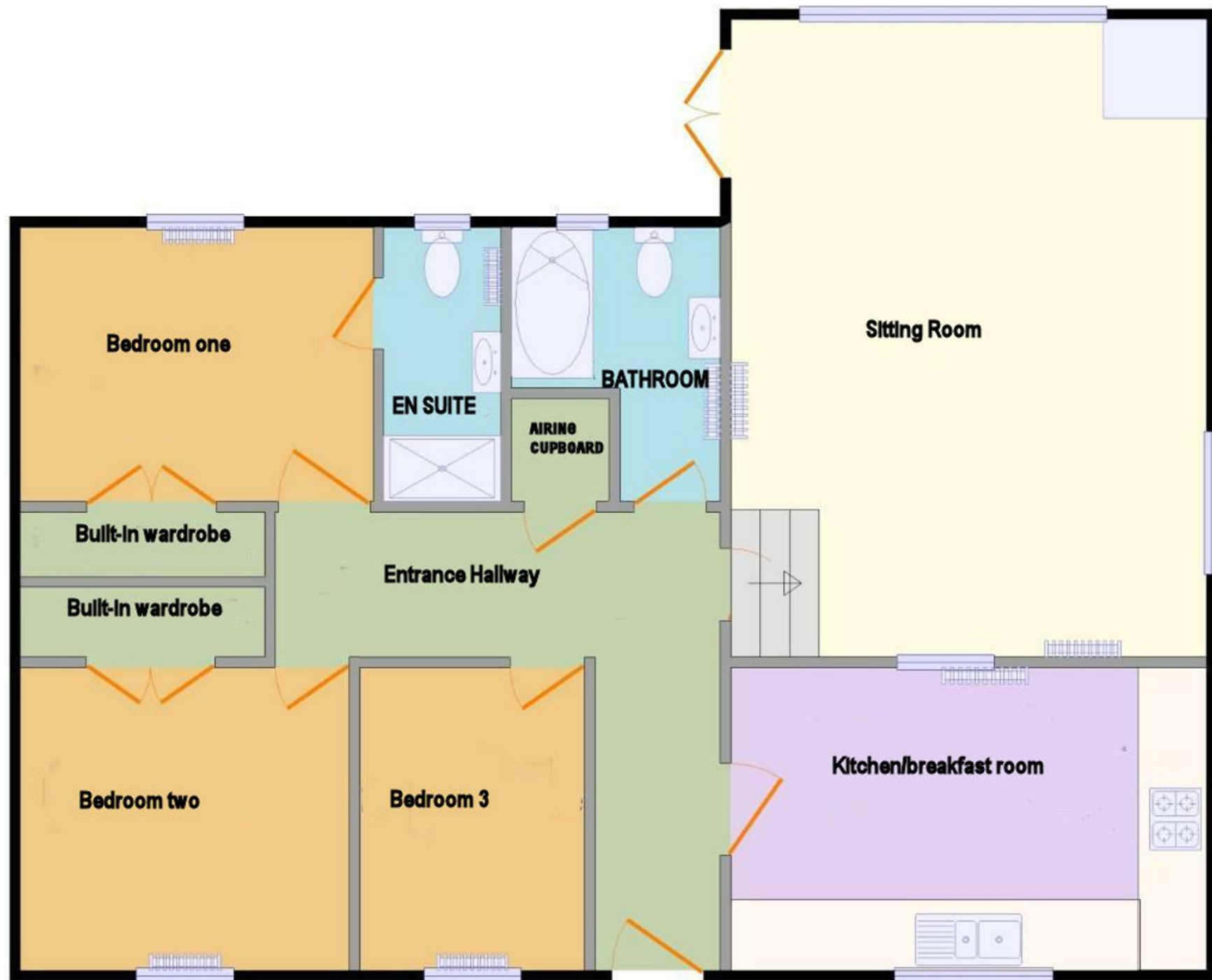
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

Services: Mains electricity, water & drainage, oil-fired central heating





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