

PENGLAS  
COVERACK, CORNWALL

**JONATHAN**  

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**CUNLIFFE**

*Penglas, Chymbloth Way, Coverack, Helston TR12 6TB*

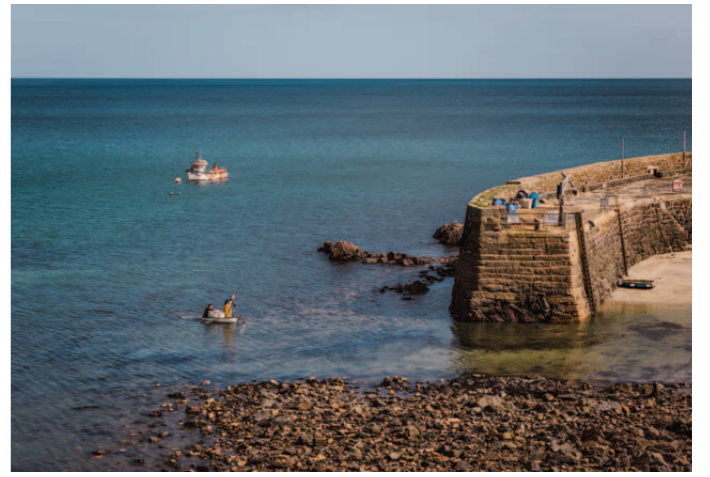
Just 250 yards from the beach, an attractive, detached house and accompanying annexe with far-reaching sea views, in charming fishing village of Coverack on the beautiful and unspoilt Lizard Peninsula.

- A short stroll to Coverack Beach
- 3 double bedrooms, separate 1-bedroom annexe
- Impressive kitchen/dining room, large living room
- Generous grounds, ample private parking
- Far reaching sea views
- Garage, workshop and storage sheds
- EPC - Penglas D, The Owl House C
- Penglas 2234 sqft, The Owl House 482 sqft











## SETTING THE SCENE

The charming village of Coverack is a small fishing community perched on the south-eastern shore of the Lizard Peninsula, a designated Area of Outstanding Natural Beauty on the south Cornish coast.

Cornwall's unique character comes from its historic landscape, spectacular coastline and secret coves. Perhaps more than any other part of the county, the Lizard Peninsula embodies these qualities, with its long coastline jutting out into the Western Approaches to the south of Cornwall and being blessed with some of the most beautiful beaches and crystal blue waters for some of the best diving, fishing and surfing in the UK.

Plenty of good walks are quite literally on the doorstep along the coastal path where hidden beaches, wildlife, flora and rocky outcrops provide spectacular scenery. Coverack Bay is a true nature's playground famed for watersports, with the Windsurfing Centre offering hire, lessons and a range of other activities.

There is a wonderful village primary school and the parish Doctor's surgery is located nearby in St Keverne. Wander into the hub of the village for coffee or food at The Paris Hotel or one of the quaint cafes. There are many brilliant eateries nearby, with Roskilly's farm and restaurant (famed for its ice cream), the local's favourite The Greenhouse, and the marvellous New Yard restaurant and Flora cafe at Trelowarren Estate (run by husband and wife team, Tim Spedding and Louise Roedkjaer Spedding), all just a short drive away. There are several supermarkets at nearby Helston, the 'gateway' to the Lizard Peninsula.

## THE TOUR

Situated in an elevated position amidst generous grounds, Penglas is located in a quiet cul-de-sac in Coverack, just an easy stroll to the Harbour, local amenities, and the coast path yet set back from the hustle and bustle at the heart of the village. Approached via a sweeping drive, the house - which was extensively renovated in 2010 by the current owners - is well proportioned with light interiors, considered layout and windows that perfectly capture the views across the bay and beyond. Downstairs there is an impressive open-plan kitchen/dining room along with a large living room, shower and useful utility spaces. A staircase rises to a large landing with a principal suite, 2 further bedrooms and a family bathroom arranged neatly around.

Accompanying the main house is a thoughtfully appointed 1-bedroom annexe, which sits above a large garage and workshop space.

## STEP OUTSIDE

The gardens have been beautifully landscaped and planted, with colourful shrub borders and a sun-drenched wraparound terrace that leads on to areas of lawn and even a pond in the front. A collection of vegetable beds and greenhouses lie to the rear, along with attractive storage sheds that lie neatly dotted around the grounds.

The house is accompanied by a separate garage and workshop, and there is a large driveway in front of the property, that provides private parking for several cars/boats.

## SERVICES

Mains water, electricity (supplemented by PV panels) and drainage, oil fired central heating.

## DISTANCES (All distances approximate)

Helston 12 miles,  
Falmouth 18 miles,  
Scorrier (A30) 22 miles,  
Truro 25 miles

## WHAT3WORDS LOCATION

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## COUNCIL TAX BAND

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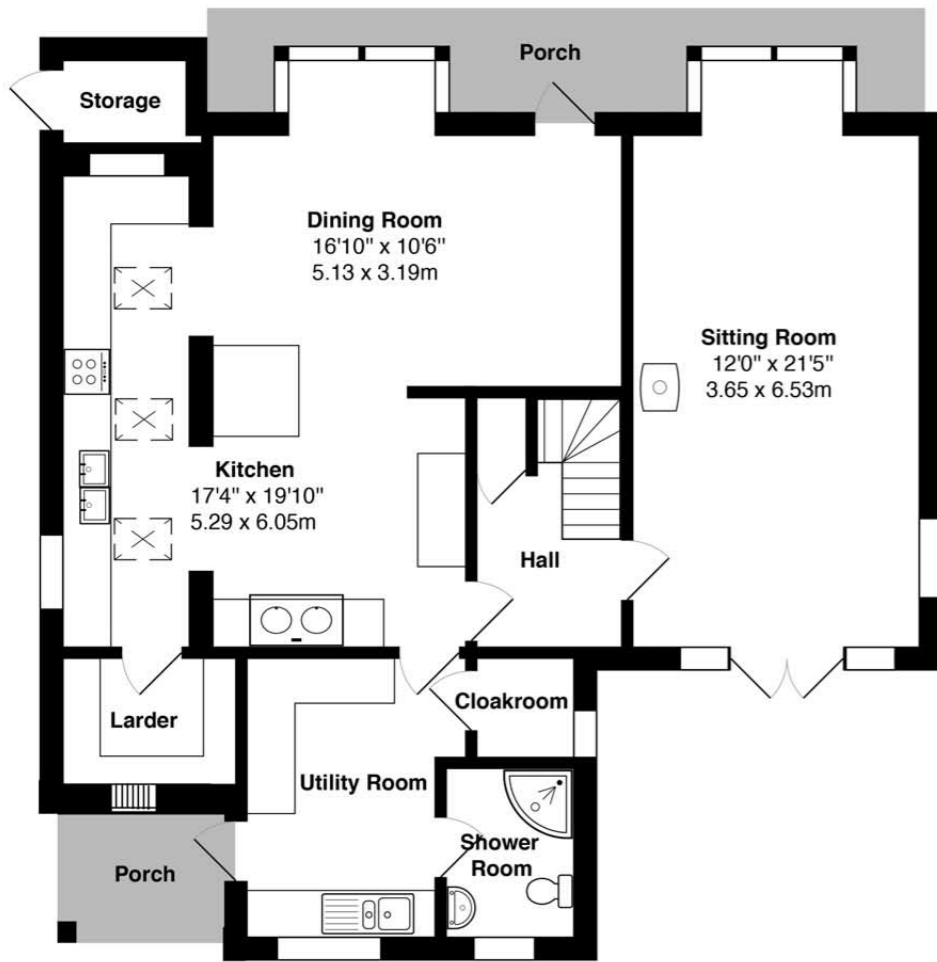


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

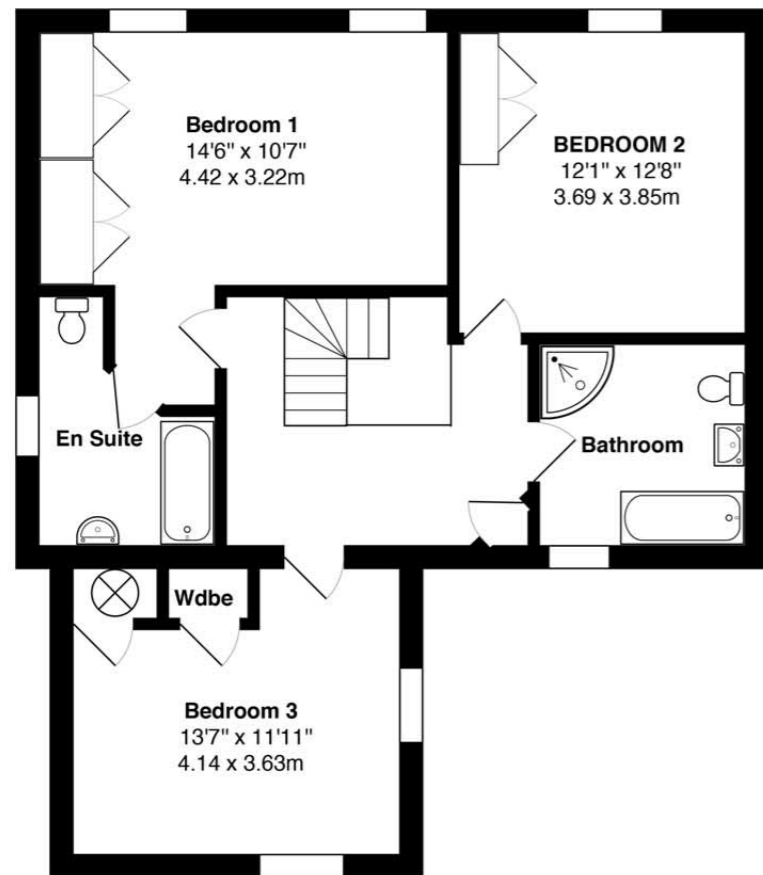
PENGLAS EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THE OWL HOUSE EPC



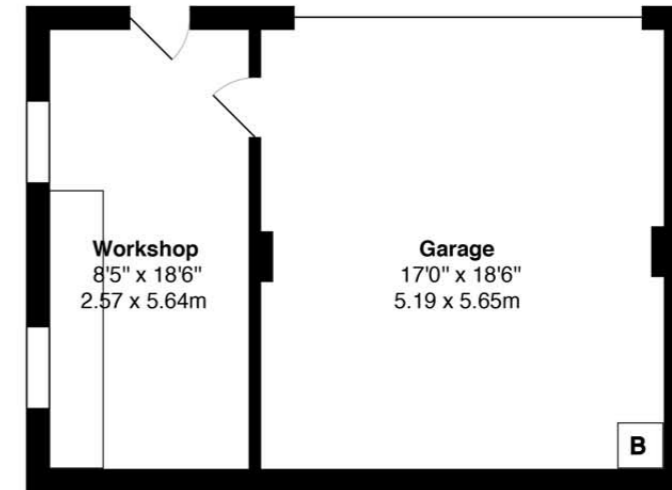
**Ground Floor**  
Approx Area 976 sqft 90.7 sqm



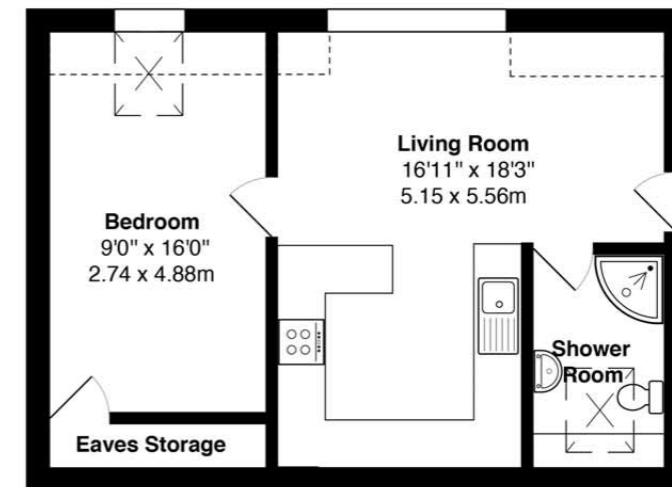
**First Floor**  
Approx Area 820 sqft 76.2 sqm

**PENGLAS CHYMBLOTH WAY COVERACK TR12 6TB**  
**TOTAL APPROX. FLOOR AREA 2716 sqft (252.3 sqm)**  
(excluding porch & storage)

All measurements are approximate and for display purposes only



**Garage (Ground Floor)**  
Approx Area 472 sqft 43.8 sqm



**The Owl House ( First Floor)**  
Approx Area 482 sqft 44.8 sqm

**ANTI-MONEY LAUNDERING REGULATIONS**

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FUNDING**

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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