



Boak House



Boak House School

Coverack, Helston, TR12 6SA

St Keverne 3 Miles, Mullion 12 Miles, Porthleven 13 Miles,.

A superb opportunity to purchase a substantial 8 bedroom 5 bathroom former bed & breakfast. The property offers stunning sea views over Coverack harbour the Cornish Coastline.

- Substantial Property
- 8 Bedrooms
- 2 En-Suites
- 5 Bathrooms
- Coastal Location
- Conservatory
- Period Property
- Flexible Accommodation
- Freehold
- Council Tax Band D

Guide Price £775,000

SITUATION

Boak House enjoys an elevated coastal position overlooking the charming village of Coverack, offering views across the bay, harbour, and out to sea. Nestled on the southeastern coast of The Lizard Peninsula, Coverack is a picturesque fishing village steeped in maritime history. Today, it is a sought-after holiday destination, bustling in the summer months with a delightful mix of restaurants, shops, and the popular Coverack Windsurfing Centre, which offers a variety of water sports. The Lizard Peninsula, England's southernmost point, is renowned for its dramatic landscapes, much of which is designated as an Area of Outstanding Natural Beauty. Many areas are protected by private estates or The National Trust, preserving their unspoiled charm. Nearby, pristine beaches such as Kennack Sands and Poldhu invite exploration, while the tranquil, wooded creeks of the Helford River are also within easy reach.

Boak House benefits from direct access to the South West Coast Path, where stunning coastal views unfold in every direction. The nearby village of St Keverne offers a selection of everyday amenities, while the historic market town of Helston, just 12 miles away, provides more extensive facilities.



THE PROPERTY

Retaining many of its period features, Boak House exudes charm and character while offering a highly versatile layout. Previously a successful guesthouse, the property provides generous accommodation with eight bedrooms, two en-suite bathrooms, and a total of five bathrooms.

A welcoming central hallway, accessed via steps, leads into the home. To the front, a spacious sitting room seamlessly flows into a family room, both brimming with character and featuring impressive period fireplaces. Off the central hallway, you'll find a large dining room and a well-equipped kitchen, complemented by a useful utility room and WC at the rear. Steps from the dining room lead up to a stunning conservatory, offering panoramic views over Coverack, while a decked terrace provides an ideal space for outdoor relaxation or entertaining.

On the first floor, there are four large double bedrooms, two of which benefit from en-suite shower rooms. A family bathroom and an additional shower room serve this level, while one of the rear-facing bedrooms enjoys a private balcony with picturesque views down to Coverack village. The second floor boasts three further spacious bedrooms, all with breathtaking coastal views, along with another family bathroom.

OUTSIDE

To the front of the property, a raised private garden enjoys beautiful sea views, providing a peaceful setting to relax and take in the surroundings. To the side, a spacious raised decked area enhances the outdoor space, perfect for entertaining or dining. At the rear, a useful courtyard offers additional practicality, accessed via a shared driveway to the side of the property.

SERVICES

Mains Water, Electricity, and drainage. Ultrafast Broadband available - Ofcom. Mobile Signal - EE, Vodafone & Three - Limited. O2 - Likely - Ofcom

VIEWINGS

Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

DIRECTIONS

Upon entering the village of Coverack from Helston, proceed along the front elevated road above the beach through Coverack. Proceed for around 500m and before you enter the harbour, the road will continue around to the right. After a short distance Boak House will be evident on your right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 2690 sq ft / 249.9 sq m
Limited Use Area(s) = 159 sq ft / 14.7 sq m
Outbuilding = 60 sq ft / 5.5 sq m
Total = 2909 sq ft / 270.1 sq m

For identification only - Not to scale

Denotes restricted head height

Ground Floor

First Floor

Second Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1250038