



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10372

Guide £350,000

Hjem,
Chymbloth Way, Coverack, Helston, Cornwall, TR12 6TA

FREEHOLD



To be sold with no onward chain.

A pretty, extended and character rich, 3 bedroomed detached cottage in need of significant renovation, in a private, elevated position with glorious views over Coverack harbour, along the rugged coastline and out to sea. Just a short walk from the golden sandy beach, located in one of Cornwall's best preserved, most idyllic and traditional coastal villages.



SUMMARY OF ACCOMMODATION

Ground Floor Entrance porch, kitchen, wc, living/dining room.

First Floor 3 bedrooms, family bathroom.

Outside Well stocked gardens to the front and both sides with multiple tiered patio areas, all of which benefits with incredible views over Coverack beach, the village, harbour and the south Cornish coastline and out towards miles of open ocean.

DESCRIPTION

An opportunity to acquire an elevated, very pretty, detached three bedroomed, extended cottage in an awe inspiring position with sensational views over Coverack and out to sea. Just a short walk from the hustle and bustle of one of Cornwall's best preserved, most idyllic and traditional coastal villages – Coverack.

Hjem, we believe, was originally built in the early 1800s and later extended in the early 1900s, and currently comprises of three good sized bedrooms, a charming living/dining room with open fireplace, kitchen and family bathroom. The property itself could undoubtedly benefit from significant renovation/modernisation.

Hjem boasts a wonderful position and sensational views of the picturesque and active harbour, the rugged coastline and Coverack's beautiful golden sand and pebble beach. Located on Chymbloth Way and accessed via a pedestrian public footpath but just a short walk into the village of Coverack and all of its fantastic amenities.

Hjem has huge potential for those looking to modernise, redevelop or, with the necessary planning consents create a new coastal home in a truly wonderful location, therefore a viewing is whole heartedly recommend by the vendor's sole agent.





LOCATION

Hjem is found right in the very heart of Coverack and within walking distance of the village, seafront and beach. Coverack is a lovely, classic Cornish fishing village offering a good range of amenities catering for most day to day needs including a general store, The Paris Inn, The Bay Hotel, the ever popular Coverack windsurfing centre, a restaurant and fish and chip shop in the old life boat station and various cafés. The beach and harbour are the centre of day to day life, being perfect for children and dogs to play and ideal for a number of water sports.

This is a much loved and exceptionally unspoilt part of south Cornwall, offering awe inspiring cliff tops walks on the Cornish coast path to idyllic sandy beaches, smaller coves, unspoilt countryside and verdant wooded valleys and glades. It is an area of Cornwall largely untouched by the passage of time with much of the countryside and coastline owned by the National Trust and designated as an Area of Outstanding Natural Beauty.

The nearby and world famous Helford River and its creeks are of enormous interest to sailing enthusiasts as they offer a safe mooring and anchoring for larger yachts as well as providing a perfect environment to 'learn the ropes', before venturing out to Falmouth Bay.

The neighbouring village of St Keverne has a good range of village shops, newsagents, a butchers, two inns and a village hall. The market town of Helston lies approximately 11 miles away and offers a wide range of shopping and commercial facilities including college education, a full range of local and national retailers, supermarkets and sporting facilities.





GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR12 6TA.

SERVICES Mains water, drainage and electricity. (Night storage heaters). Log burning wood stove.

COUNCIL TAX BAND D (see www.mycounciltax.org.uk).

DIRECTIONS From Helston proceed south past RNAS Cudrose and at the end of the naval base turn left at the roundabout onto the B3293. At the next roundabout turn right continuing on the B3293 signposted to Coverack and St Keverne. After several miles turn right signed to Coverack B3294 and begin to descend into the village. Chymbloth Way will be found on the right hand side marked by a public footpath sign and next to a pretty thatched cottage.


[illegible]

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



WWW.EPC4U.COM

Not to scale – for identification purposes only.

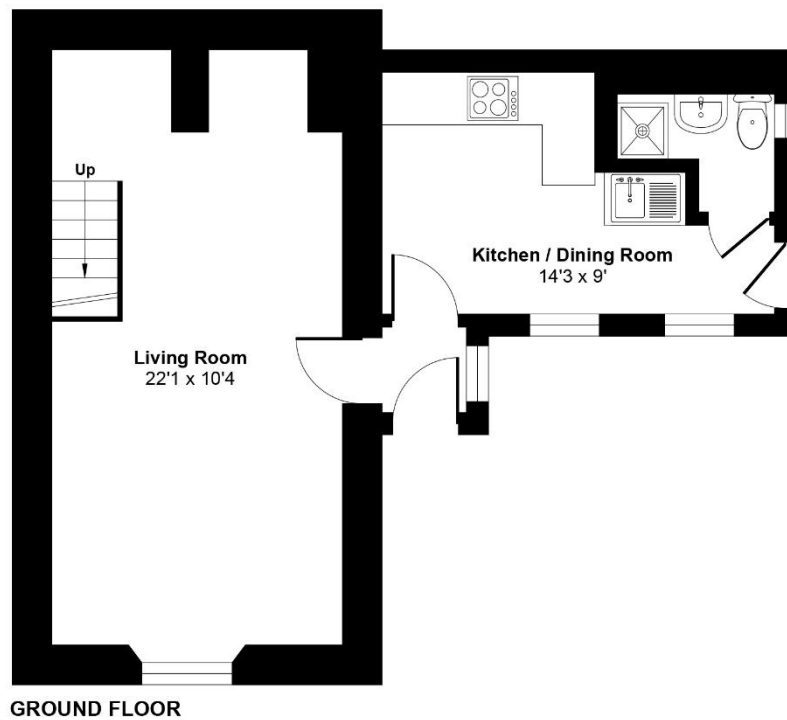
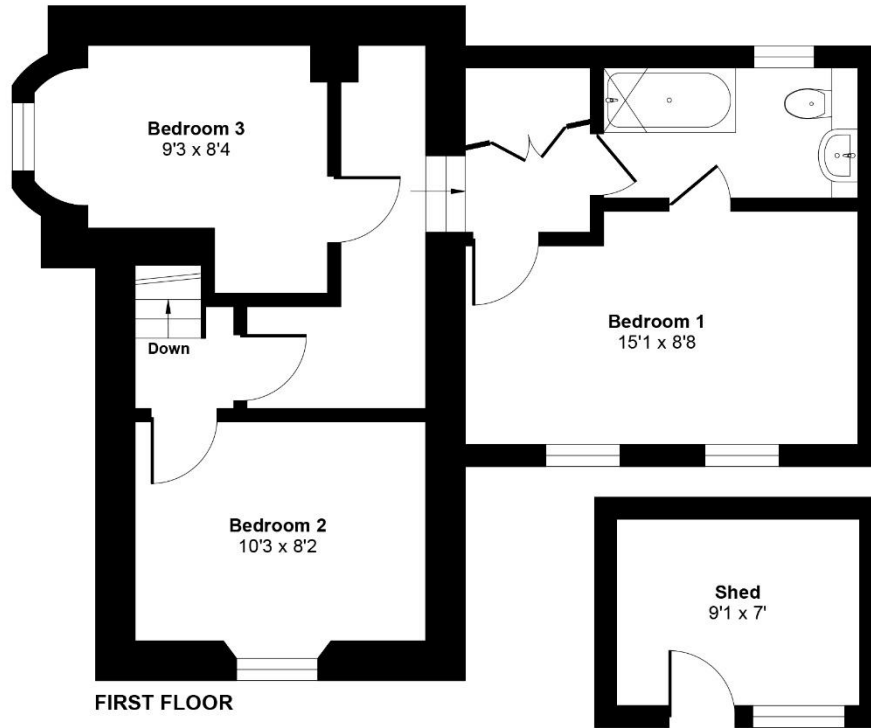
Hjem, Chymbloth Way, Coverack, Helston

Approximate Area = 894 sq ft / 83 sq m

Outbuilding = 63 sq ft / 5.8 sq m

Total = 957 sq ft / 88.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Lillcrap Chilcott. REF: 1226543

