



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR54566583

£725,000

Granville,  
The Cove, Coverack, Helston, Cornwall, TR12 6SX

**FREEHOLD**



**To be sold for the first time ever since construction circa 1907.**

We are delighted to offer for sale on the Executors instructions and to close an Estate, a special and historic Edwardian villa situated in the heart of the picturesque harbour village of Coverack. Enjoying glorious views over Coverack harbour, its beach, the rugged coastline and out to sea. Moments from the golden sandy beach and offering extensive, characterful accommodation of up to 6 bedrooms and a delightful elevated sun terrace.



## **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance hallway, drawing room, sitting room, dining room, kitchen, utility/pantry and separate wc. There is also an incredibly useful enclosed passageway providing ancillary storage and access to the side elevation.

**First Floor** 3/4 bedrooms, separate wc and family shower room.

**Second Floor** 2 further bedrooms, 1 being a workshop/storage room at present.

**Outside** Courtyard to rear elevation with stairs rising to a sun terrace with decking and built-in barbecue.

## **DESCRIPTION**

An opportunity to acquire an iconic harbourside home in the very heart of the village of Coverack with sensational views over the harbour, beach and out to sea. Just a moment away from the hustle and bustle of one of Cornwall's most idyllic and traditional coastal villages on the south coast, Lizard Peninsula.

Built in 1907 and sold for the first time ever the property currently comprises ample family accommodation with good sized bedrooms, drawing room, sitting room with wood burner leading into the dining room with an original Cornish Range (decorative only) through to a well fitted handmade kitchen. From the kitchen there is a useful utility/freezer room and a separate wc.

The property itself could benefit from a little modernisation but is evidently well cared for and has been a much loved family home to three generations of the same family.

It boasts a wonderful position and has panoramic views of Coverack's sandy beach, busy harbour and surrounding rugged coastline.

The epitome of seaside living, the house boasts many character features, such as decorative architraves around the timber panelled doors, picture rails and original tiled flooring. Feature fireplaces and an original Cornish Range evoke times gone by and high ceilings throughout complement the spacious rooms. The modern conveniences added over the years such as the refitted solid wood kitchen and utility do nothing to detract from its period feel. Further enhanced by the sash windows which have been replaced in recent times to more efficient uPVC double glazing maintain still the handsome facade of the house from the harborside.

The elevated sun terrace to the rear is a hidden delight with spectacular coastal views, built-in barbecue and a decked area from which to sit back and enjoy the sunshine and sea views.

**Truly in the heart of things and moments away from the villages many amenities. Granville is a wonderful opportunity for those looking to create a full time family home or base for multi generational visits on a part time basis. It is a wonderful coastal home in a very popular and historic harbour village location. A viewing is wholeheartedly recommended by the vendor's sole agent.**



## **LOCATION**

Granville is found right in the very heart of Coverack, moments away from the various village amenities, seafront and beach. It is a classic Cornish fishing village offering a good range of amenities catering for most day to day needs and including a general store, The Paris Hotel, offering a wide range of food options and Sunday roasts, the ever popular Coverack Windsurfing Centre, a restaurant and fish and chip shop in the old lifeboat 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 including paddle boarding and snorkelling.

This is a much loved and exceptionally unspoilt part of south Cornwall, offering awe inspiring cliff top walks on the South West Coast Path to idyllic sandy beaches, smaller coves, countryside and verdant wooded valleys and glades. It is an area in Cornwall largely untouched by the passage 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 for beginners or before venturing out to Falmouth Bay.

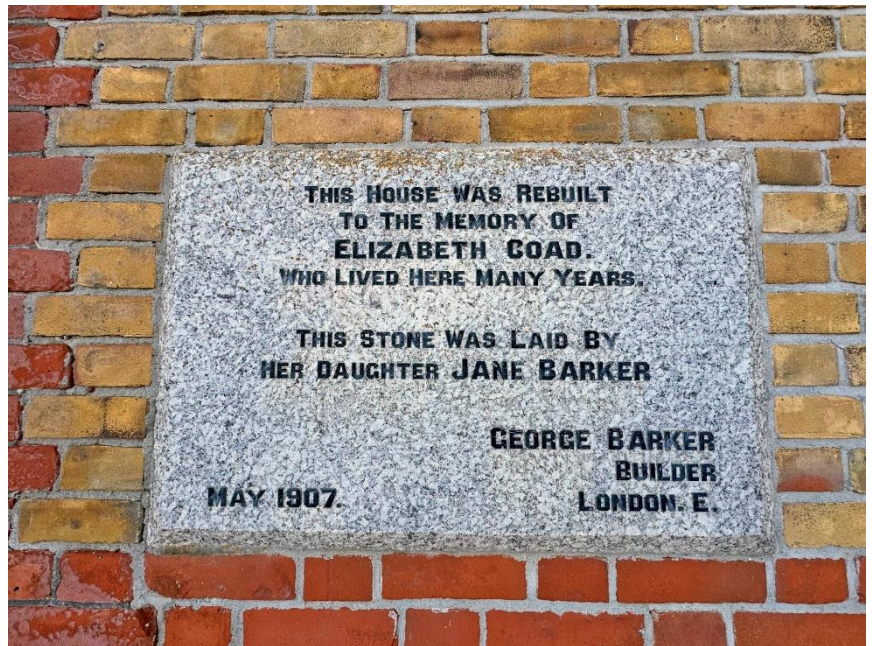
The neighbouring village of St Keverne has a good range of village shops, newsagents, a butchers, two inns and a village hall. The market town of Helston lies approximately 11 miles away and offers a wide range of shopping and commercial facilities including college education, a full range of local and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





**THE ACCOMMODATION COMPRISES – In all, approximately 2,174sq.ft.  
(all floor plans and dimensions are approximate)**

A few stone steps ascend from the village road to a covered portico and part glazed front door which thereafter leads into:-



**ENTRANCE HALLWAY** A welcoming introduction to the accommodation with tall ceilings. A handsome part galleried balustraded staircase ascends to the first floor landing and doors access the drawing room and sitting room which in turn provides access via the dining room to the kitchen and utility. There is an understairs storage cupboard and two further doors, one leading to a covered passageway and ultimately the side aspect and another providing access to the rear courtyard. Radiator.



**DRAWING ROOM – 13'5" x 11'2"** UPVC double glazed sash window to the front aspect enjoying village, beach and sea views. Feature fireplace with recessed cupboards and display shelving to either side. Radiator.







**SITTING ROOM – 15' x 11'2"** UPVC double glazed sash windows to front elevation enjoying coastal and village views as before. Wood burner and radiator. Double doors leading into the:-

**DINING ROOM – 11' x 10'8"** UPVC double glazed window to the side elevation and original Cornish range with recessed storage cupboards and display shelving either side. Radiator.



A door provides access into the:-

**KITCHEN – 10'8" x 10'6"** UPVC double glazed window to the side aspect and door to courtyard, well fitted range of solid wood wall and base units incorporating drawer and cupboard space with worksurfaces over and inset 1½ bowl sink and drainer unit, integral appliances, tiled floor. Radiator. Steps up to:-

**UTILITY / PANTRY** With Velux rooflight Door leading to:-

**SEPARATE WC** Window to side aspect, tiled floor and radiator.



## FIRST FLOOR

**LANDING** Doors to:-

**BEDROOM 1 – 18'6" x 13'** Box bay with uPVC double glazed windows to the front elevation affording glorious views, built-in wardrobes, wash hand basin. Radiator.



**BEDROOM 3 – 15'9" x 11'2"** Box bay window with uPVC double glazed sash windows to the front elevation enjoying views as before, built-in double wardrobe and recessed cupboard comprising wash hand basin. Radiator.

**BEDROOM 4 – 10'6" x 9'** Double aspect room to the rear and side elevation. Radiator.



**BEDROOM 6 – 7'4" x 6'** UPVC double glazed sash window to front elevation. Radiator.

**FAMILY SHOWER ROOM** With light wells and uPVC double glazed window to side, fully enclosed shower cubicle, low level wc, wash hand basin and airing cupboard with slatted shelving. Radiator.



**SEPARATE WC** Ornate double doors with glazed panels, window to rear elevation, wc.

Stairs ascend to:-



## SECOND FLOOR



**LANDING.** Doors to:-

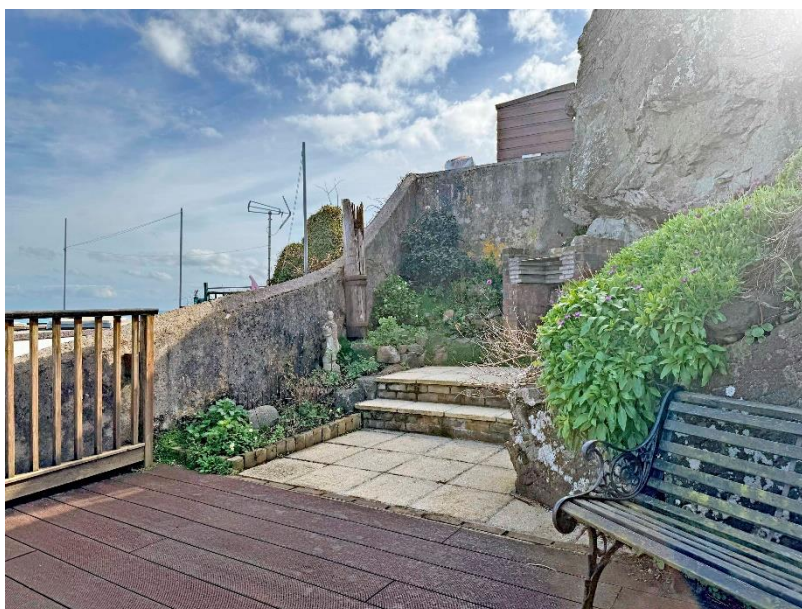
**BEDROOM 2 – 18'8" x 14'5"** Double aspect room with windows to the front and side elevations enjoying spectacular coastal views. Radiator.

**BEDROOM 5 / WORKSHOP – 13'10" x 13'9"** Double glazed window to the front aspect with views as before, built-in cupboard housing the oil fired boiler.



## OUTSIDE

A rear courtyard area has a flight of steps ascending to an elevated sun terrace with built-in barbecue area and balustraded decking enjoying fantastic sea and coastal views. A gateway gives access to a right of way leading to The Battery, a public green space used for outdoor festivities, a children's playground and the village fete, a wonderful place to visit and enjoy the views, just a moment from your own garden area.



## 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 6SX.

**SERVICES** Mains water, drainage and electricity. Oil fired heating.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND** Ultrafast broadband available – 180 Mbps download speed. 220 Mbps upload speed.

**COUNCIL TAX BAND** E (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).



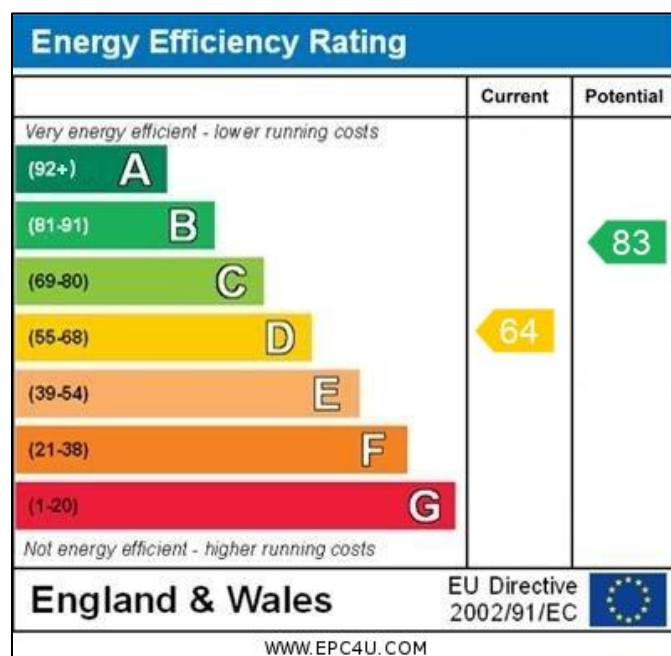
**DIRECTIONS** From Helston proceed south past RNAS Culdrose and at the end of the naval base turn left at the roundabout on to the B3293. At the next roundabout turn right continuing on the B3293 signposted to Coverack and St Keverne. After several miles turn right signed Coverack B3294 and begin to descend into the village. Travel along towards the heart of the village with the beach and sea on your left hand side, towards the Paris Hotel whereby Granville will be found on your right hand side.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**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.**

### THE PROPERTY OMBUDSMAN

Approved Redress Scheme





Not to scale – for identification purposes only.

## Granville, The Cove, Coverack, Helston

Approximate Area = 2174 sq ft / 202 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). © nichecom 2025. Produced for Lillcrap Chilcott. REF: 1258541



