



The Old Post Office



The Old Post Office

Coverack, Helston, TR12 6SX

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

An outstanding opportunity to acquire one of Coverack's most iconic properties enjoying fabulous sea views from the heart of this popular seaside village.

- No Onward Chain
- Outstanding sea views
- Commanding Position
- 2 Bathrooms
- 4 Bedrooms
- Character Property
- Outside Space
- Parking
- Freehold
- Council Tax Band G

Guide Price £975,000

SITUATION

The Old Post Office stands in a prominent coastal position overlooking the harbour with commanding, wonderful broad views across the bay, harbour and out to sea.

Coverack is a picturesque harbour village located on the south-eastern coast of The Lizard Peninsula. With a rich maritime and fishing industry, this idyllic cove is now a popular holiday destination and bustles over the summer months with a range of restaurants and shops together with the Coverack Wind-Surfing Centre which has a variety of water sports on offer.

The peninsula is the most southerly point of England with wide expanses designated as An Area of Outstanding Natural Beauty and owned by private estates or The National Trust. Other nearby beaches include those at Kennack Sands and Poldhu whilst the beautiful wooded creeks of the Helford River are also readily accessible.



There is direct access onto the South West Coastal Path and from here breath-taking views can be enjoyed no matter what direction one takes. Within a short drive is the larger village of St Keverne which again provides a range of day to day facilities whilst more extensive amenities are available within the historic market town of Helston which is some 12 miles' distant.

THE PROPERTY

One of Coverack's most iconic properties, The Old Post Office, boasts a spectacular waterside position with uninterrupted views of the working harbour, beach, and headland.

The property features a spacious dual-aspect farmhouse-style kitchen and breakfast room with two seaward-facing windows. The expansive living room, with its beamed ceiling and log burner set in an inglenook fireplace, with three seaward-facing recessed sash windows. Two of these windows offer charming window seats, while the third is a bay window providing a perfect spot to view the waterfront and sandy beach. Additionally, the cosy snug offers itself to a multitude of uses. The ground floor is completed by a practical hallway and a modern shower room.

On the first floor, you'll find four generously-sized bedrooms and a family bathroom. The two larger bedrooms are located at either end of the property and both feature dual aspects, with all rooms enjoying outstanding views.

OUTSIDE

The property is accessed via a private lane that provides parking, and pedestrian access to neighbouring properties. The gardens, reached through a pedestrian gate, are situated on the seaward side of the house. They feature a grassed area directly in front of the house and another to the side, both of which could be landscaped to create a spectacular seating and dining area.

SERVICES

Mains electricity, water and drainage.

VIEWINGS

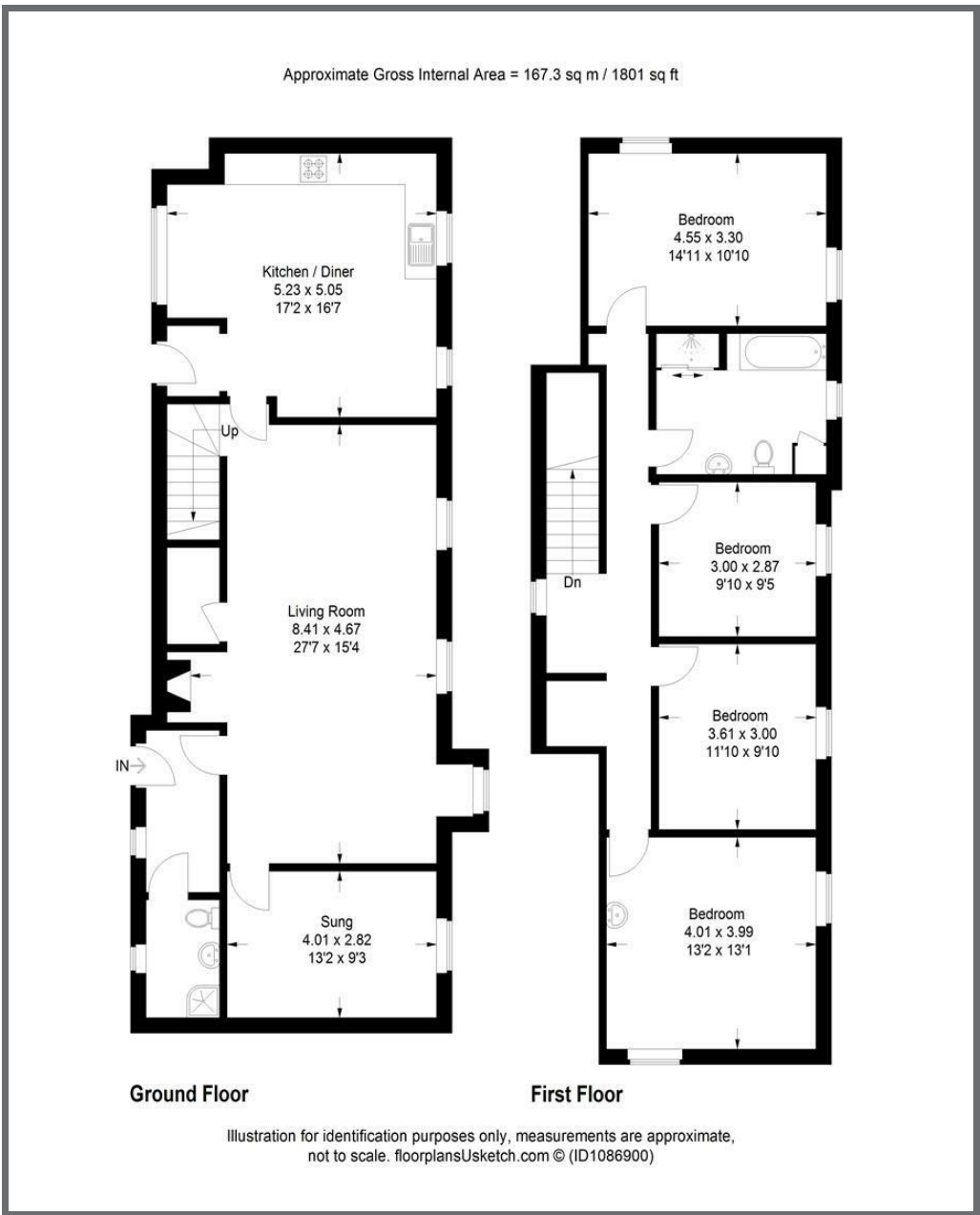
Strictly by prior appointment with Stags' Truro office on 01872 264488

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 Old Post Office will be evident on your Left 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.



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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	