



Njoya



Njoya 1 Channel View

Sunny Corner, Coverack, TR12 6SZ

St Keverne 1.5 Miles Helston 12.5 Miles The Lizard 9 Miles

Njoya is a beautifully presented and spacious one bedroom apartment in an enviable waterfront location overlooking Perprean Bay in Coverack.

- No Onward Chain
- Parking
- Village Location
- Coastal Path Access
- Leasehold
- Waterfront Apartment
- Successful Holiday Let
- Sea Views
- Outside Space
- Council Tax Band B

Guide Price £325,000

SITUATION

Njoya is situated on the desirable Sunny Corner on the west edge of the village of Coverack, 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

The property is situated on the ground floor and features entrances both from the rear, where parking is available, and from the front, where a resident's gate opens directly onto the coastal path.

On the first floor, there is a communal laundry room equipped with a sink, washing facilities, and individual electricity meters.

Upon entering the apartment, you are greeted by an entrance hall with doors leading to the bedroom and living area. The open-plan living space allows you to enjoy the far reaching sea views, with French doors that open directly onto the private garden. The kitchen area at the rear includes a built-in oven and hob, a range of base and wall units with a worktop, an inset sink and drainer, and space for appliances.

The generously sized bedroom features a modern en-suite shower room.

OUTSIDE

The private outside space is a standout feature of the apartment, offering an ideal, sheltered area for sitting out and enjoying al fresco dining.

Located on the seaward side at the front of the property, this space allows you to relish the sound of the sea and take in the beautiful marine and sea views towards Lowland Point. The area is paved for low maintenance and is well enclosed by established borders, ensuring privacy.

Additionally, there is direct access to the coastal path, which leads to the village in one direction and Kennack Sands, located four and a half miles away, in the other direction.

SERVICES

Mains electricity, metered water and mains drainage
Electric panel radiators.

VIEWINGS

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

DIRECTIONS

From Helston, take the A3083 towards The Lizard. Immediately after passing RNAS Culdrose, turn left onto the B3293, following signs for St Keverne. Stay on this road, passing Goonhilly Satellite Station, and approximately one and a half miles before reaching St Keverne, turn right onto the B3294, following signs for Coverack (one and a half miles).

Continue into the village centre, keeping the harbour on your left. Just before reaching The Paris Hotel, take the sharp right-hand hairpin bend and proceed up the hill. After approximately a quarter of a mile, you will find the car park for Channel View on the 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.



Approximate Gross Internal Area = 35.6 sq m / 383 sq ft

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1094879)



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			
		41	80
England & Wales		EU Directive 2002/91/EC	

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