



Cove Lodge



Cove Lodge, Cove Road

Sennen, Penzance, Cornwall TR19 7BP

Lands End 1.5 Miles - Porthcurno 4 Miles - St Just 5 Miles

Substantial, spacious detached modern property approaching 4000 sq ft. finished to high standard in a highly sought after location in Sennen.

- Substantial Property
- Coastal Position
- 5-7 Bedrooms
- Approaching 4000sq ft
- Garage
- Gardens
- Detached Studio
- Balcony
- Freehold
- Council Tax Band F

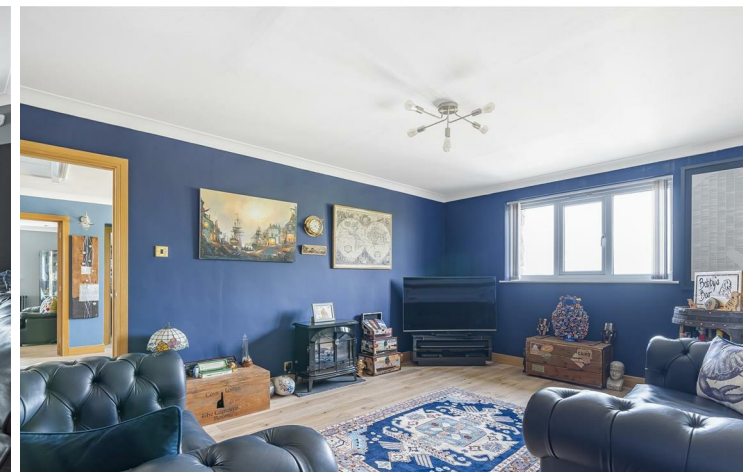
Guide Price £1,250,000

SITUATION

One of West Cornwall's most sought after coastal villages. Sennen, originally established as a fishing station and now renowned for its sandy beach and excellent surfing together with the historic harbour which still supports a small fleet of fishing boats.

Just a 10 minute drive away is the world renowned Minack Theatre, Cornwall's famous open air amphitheatre set into the rocky cliffs overlooking the highly popular sandy beach of Porthcurno. Also approximately one and a half miles distant is the splendour of Lands End and the varied attractions.

Passing through Sennen Cove is the coastal footpath which is undoubtedly the best way of absorbing the dramatic scenery of this unspoilt peninsula. Sennen Cove and Sennen village offer a range of local facilities including shops, restaurants and public houses whilst the market town of Penzance is approximately 9 miles to the east. This is now the main commercial centre for the Penwith Peninsula and also has a mainline railway station linking with London Paddington.



THE PROPERTY

Cove Lodge is a light and beautifully finished home featuring flexible accommodation over three floors with a standout feature of this property being its spacious rooms, including the impressive entrance. Upon entering, you're greeted by a light-filled hallway with a galleried ceiling that leads to a nearly 20-foot-long lounge. This room, with a central woodburner, opens into a sunroom overlooking the rear garden. At the front of the property, you'll find a second living room and a convenient study, both with far reaching views over Vellandreath. At the rear of the ground floor is an impressive, modern, and well-appointed kitchen with a central island topped with local West Country granite offering the much-desired 'live-in kitchen' with seating area and double doors leading to the rear patio and garden. Adjacent to the kitchen is a handy utility room with rear access to the garden.

The first floor landing is another impressive feature, providing access to a master en-suite, a further double bedroom to the rear, family bathroom and an additional bedroom currently used as a sitting room with a Juliette balcony offering coastal views of Cape Cornwall. A superb feature of the first floor is the addition of an impressive near 20ft long light and incredibly spacious further master bedroom with dual opening Velux balcony roof windows, and a further south facing balcony overlooking the rear garden. Stairs from the first-floor landing lead to another double bedroom within the sympathetically converted roof space.

OUTSIDE

Set on approximately a third of an acre, Cove Lodge occupies a commanding position at the entrance to Sennen Cove. A gated entrance provides access to a large gravel driveway, accommodating multiple vehicles. The property features two garages, one currently used for a vehicle and the other being ideal for garden storage. At the rear of Cove Lodge, beautifully landscaped south-facing gardens boast an expansive lawn bordered by an array of shrubs, tropical succulents, and palms. The kitchen and utility room lead to a rear patio with a pergola, offering a sunny and private space for entertaining.

To the rear of the lawned garden is a bespoke studio currently used as a gym and games room, but could be repurposed for a multitude of uses.

VIEWINGS

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

SERVICES

Mains water, electricity, and drainage.
Oil-fired central heating.
Superfast Broadband available (Ofcom)
EE, Three, O2 and Vodafone - Limited signal (Ofcom)

DIRECTIONS

From Penzance proceed in a westerly direction along the A30 towards Lands End. Upon reaching the village of Sennen turn right into Sennen Cove and follow the road down.

Cove Lodge will be the first property accessible along this road 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	69
(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 = 3285 sq ft / 305.1 sq m
 Limited Use Area(s) = 112 sq ft / 10.4 sq m
 Garages = 322 sq ft / 29.9 sq m
 Studio = 192 sq ft / 17.8 sq m
 Total = 3911 sq ft / 363.2 sq m

For identification only - Not to scale

Denotes restricted head height

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1122032