



Laskowski
&Co



Tall Trees, North Corner, Coverack, Helston, TR12 6TH

Guide Price £750,000

A wonderful opportunity to acquire this detached 4/5 bedroom detached dormer bungalow, situated in a tucked away position in the highly sought-after and picturesque village of Coverack. 'Tall Trees' occupies a generous plot of approximately 0.5 an acre, to include an extensive lawned garden which offers views to the sea. This substantial family home provides over 2,500 sq ft of accommodation, having been reconfigured and partially renovated by the present owners, now presenting the chance for prospective buyers to continue with the modernisation of this hugely versatile property. The accommodation currently comprises, on the ground floor: entrance porch, entrance hallway, dining room with wood-burning stove, light and bright south-facing living room with patio doors onto a large sun terrace, spacious kitchen/breakfast room, en-suite double bedroom, office\bedroom 5, cloakroom\WC, utility room and boiler room. On the first floor is a family bathroom and 3 further double bedrooms, the principal of which offers a large en-suite bathroom\dressing room. An attached double garage provides a superb workshop offering potential for conversion into additional accommodation or self-contained annexe (subject to any necessary consents). The lawned gardens extend to 3 sides of the bungalow and include a small orchard and gravelled driveway providing off-road parking for several vehicles. 'Tall Trees' is within a few minutes' walk of Coverack Beach, with its crystal clear waters and pretty harbourside.

Key Features

- 4/5 bedroom detached dormer bungalow
- Substantial lawned gardens with a total plot of approximately 0.5 acres
- Some recent updating with further scope for modernisation
- Double garage and off-road parking
- Highly sought-after village of Coverack
- Just a few minutes' walk from the beach
- Annexe potential
- EPC rating E



THE LOCATION

Coverack is a charming fishing village located on the picturesque Lizard Peninsula, within an area of outstanding natural beauty. The cove features a beautiful sandy beach, making it a popular spot for various water sports such as windsurfing, paddle boarding, sailing, and diving. The village boasts a quaint harbour where a small fleet of traditional fishing boats operate and bring in their daily catch. Village amenities include a local pub, restaurants, a shop offering regional products, and a primary school. Just a short drive away is St Keverne, which has several shops, including a butcher and a medical practice, while more comprehensive schooling options can be found in the nearby village of Mullion. The market town of Helston, with its wider range of amenities, including national retailers and supermarkets, is located approximately eight miles distant.

THE ACCOMMODATION COMPRISES

Double glazed front door to:-

ENTRANCE PORCH

uPVC double glazed windows to front and side aspects, obscure glazed door with window to side opening into the:-

ENTRANCE HALLWAY

Stairs rising to the first floor with under-stair storage cupboard. Doors to dining room, ground floor double bedroom, kitchen/breakfast room and cloakroom. Airing cupboard housing hot water cylinder with shelving. Radiator, original parquet flooring, central ceiling light.

DINING ROOM

A spacious light and bright dining room open to the kitchen/breakfast room and living room. Large double glazed east-facing window overlooking the lawned front garden and tree-lined boundary beyond. Fireplace housing cast iron wood-burning stove set on a slate hearth, two radiators, central ceiling light, TV aerial point.

KITCHEN/BREAKFAST ROOM

A generous kitchen/breakfast room offering a social space ideal for families, being open to both the dining room and living room. The kitchen currently offers a large number of base level units with broad granite worktop incorporating a twin stainless steel sink/drainage unit with swan neck mixer tap. Built-in ceramic hob with extractor above, built-in fan assisted oven and microwave. Space and plumbing for dishwasher, two larder cupboards with fitted shelving. Space for freestanding fridge/freezer, internal door to entrance hallway and further glazed stable door to rear porch. Tiled flooring, majority tiled walls, two double glazed windows overlooking the rear garden, radiator, central ceiling lights.

LIVING ROOM

A wonderful triple aspect reception room with large double glazed patio doors facing directly south and opening onto the sun terrace and expansive lawned garden beyond. Two further double glazed windows to both east and west aspects maximising the natural light. Two central ceiling lights, radiator, TV aerial point.

GROUND FLOOR BEDROOM (TWO)

A double bedroom with double glazed window to front aspect, radiator, central ceiling light. Obscure glazed oak door to:-

EN-SUITE SHOWER ROOM

A substantial en-suite shower room with walk-in double shower cubicle, tiled surround, boiler-fed shower and glass shower screen. Full height built-in cupboards spanning the length of the room providing shelving and hanging space. Low level flush WC, pedestal wash hand basin. Fully tiled walls and flooring, obscure double glazed window to rear aspect, radiator, central ceiling light.

CLOAKROOM/WC

Low level flush WC, wash hand basin with tiled splashback. Tiled flooring, obscure double glazed window to rear aspect, central ceiling light.

REAR PORCH

Timber and glass lean-to with glass mono pitch roof. Glazed windows to rear aspect, two doors providing access to the garden, internal obscure glazed door to:-

BOILER ROOM

Worcester oil fired boiler providing domestic hot water and central heating. Central ceiling light, glazed window to rear aspect, glazed door to:-

UTILITY ROOM

A large utility room with space and plumbing for washing machine and tumble dryer. Space for additional fridge and freezers, butler-style ceramic sink. Glazed window to rear aspect, built-in shelving, part tiled walls, central ceiling light. Wall mounted consumer unit, door to:-

OFFICE/STUDIO

A versatile room, currently used as a home office, ideal for those requiring an art or studio space. This room could also provide a second ground floor double bedroom or be combined with the adjacent double garage to form separate annexe accommodation, subject to any necessary planning and building consents. Double glazed window to rear aspect with a view to the sea through the trees opposite, central ceiling light, double doors providing access to the double garage.

FIRST FLOOR

LANDING

Doors to all three first floor double bedrooms and family bathroom. Airing cupboard with shelving, eaves storage cupboard with hanging rail, two central ceiling lights, two radiators.

BEDROOM ONE

A generous principal bedroom with double glazed window to front aspect overlooking the adjacent trees and with a view of the sea. Built-in eaves storage cupboard with hanging rail. Radiator, central ceiling light. Door to:-

EN-SUITE BATHROOM/DRESSING ROOM

A vast en-suite bathroom, currently providing a broad jacuzzi bath, low level flush WC, pedestal wash hand basin and bidet. Walk-in shower with glass shower screen, tiled surround and electric shower. Further tiling to walls, large obscure double glazed window to rear aspect. Two deep built-in wardrobes both with hanging rail and shelving. This room could easily be redesigned and sub-divided to provide a completely separate dressing room.



BEDROOM THREE

Another double bedroom with large double glazed window to front aspect with glimpses of the sea. Deep built-in wardrobe with hanging rail and shelving. Radiator, central ceiling light.

BEDROOM FOUR

A double bedroom with large double glazed window to rear aspect, radiator, central ceiling light. Built-in cupboard with hanging rail, additional cupboard providing further eaves storage.

FAMILY BATHROOM

Refitted with a white suite comprising a panelled bath with electric shower over, brass-style mixer tap and glass shower screen, dual flush WC, pedestal wash hand basin with brass mixer tap. Part tiled walls, wall mounted ladder-style radiator/towel rail, wood-effect vinyl flooring. Broad obscure glazed window to rear aspect.

DOUBLE GARAGE

Attached block-built with a pitched roof, electric roller door, power and light. Mezzanine level with storage, glazed window to rear aspect.

THE EXTERIOR

GARDENS

The gardens are a particular feature of the property, extending to just over half an acre and affording a great deal of privacy via the tree-lined boundary. Approached via a private lane, with an orchard garden on the left and a large gravelled parking area providing off-road parking for a number of vehicles and/or the storage of a caravan or boat. The main area of garden extends to three sides of the property with a substantial area of lawn measuring approximately 0.2 acres divided with a mature hedge and offering views through adjacent tree-line to the sea.

A large south-facing patio is accessed from the living room, which provides a delightful outlook over the extensive lawn. The lawned gardens extend to the front of the bungalow and to the rear, where there is a timber garden shed and rotary washing line.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

COUNCIL TAX

Band F - Cornwall Council.

AGENT'S NOTE

A right of way exists along the lane in front of 'Tall Trees' for the benefit of neighbouring landowners.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





Floor Plan

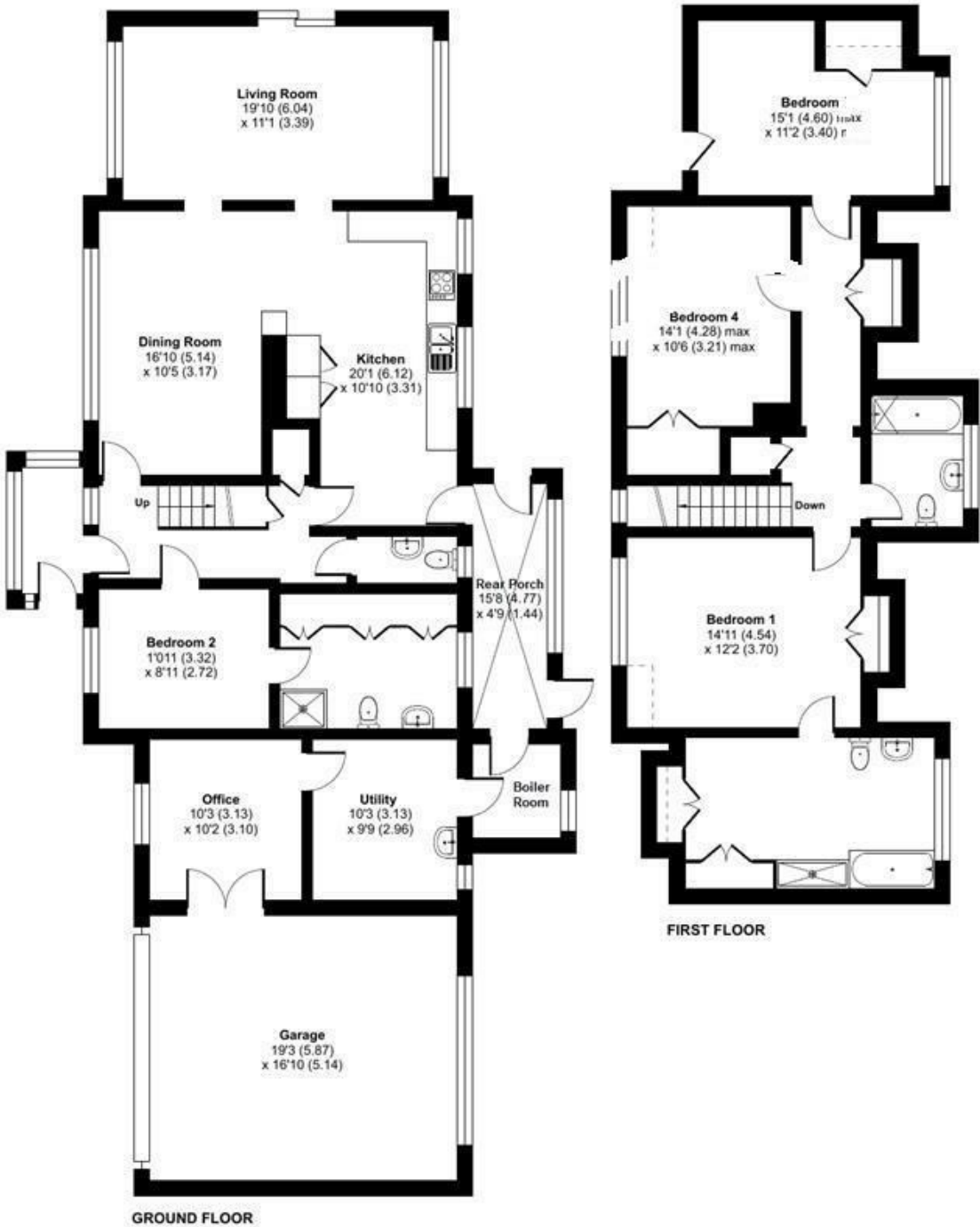
North Corner, Coverack, Helston, TR12



Denotes restricted head height

Approximate Area = 2254 sq ft / 209.4 sq m
Limited Use Area(s) = 30 sq ft / 2.7 sq m
Garage = 330 sq ft / 30.6 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). © n2dhecom 2025. Produced for Laskowski & Company. REF: 1364695