



1 Parc Halligey, Coverack, TR12 6TS

£550,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

1 Parc Halligey

- NEWLY CONSTRUCTED DETACHED FOUR BEDROOM HOUSE
- CONTEMPORARY AND STYLISH KITCHEN
- AIR SOURCE UNDERFLOOR HEATING
- VIEWS ACROSS THE VILLAGE AND OUT TO SEA
- GARDEN AND PARKING
- SUPERB OPPORTUNITY TO CREATE A FAMILY HOME IN THIS BEAUTIFUL FISHING VILLAGE
- COUNCIL TAX BAND - TBC
- EPC - B84
- FREEHOLD







An opportunity to purchase a detached, four bedroom executive style family home on the outskirts of the highly sought after and picturesque Cornish fishing village of Coverack.

This newly constructed property presents a wonderful opportunity to acquire a beautifully finished and contemporary home, built by a well regarded local developer. Warmed by air source heat pump underfloor heating and benefitting from double glazing, there is a stylish modern kitchen complete with integrated built-in appliances and a well fitted bathroom suite. To the outside is a good sized garden which is mainly laid to lawn and off road parking for two vehicles. Distant sea views can be enjoyed.

Coverack itself is a Cornish fishing village situated on the Lizard Peninsula, which has been designated as an area of outstanding natural beauty. The Cove itself has a lovely sandy beach which is a popular centre for water sports that include windsurfing, stand-up paddle boarding, sailing and diving. There is an attractive harbour from which a small fleet of traditional fishing boats operate and land their daily catch. There is a public house, restaurants, a shop selling local produce and a primary school.

St Keverne village is a short drive away and has a number of shops, including a butcher's shop and doctor's surgery, whilst comprehensive schooling can be found in the nearby village of Mullion. The bustling market town of Helston, which has more extensive amenities including national stores and supermarkets, is some eight miles distant.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Covered entrance area. With door to hall.

HALL

With stairs to the first floor, access to an understairs cupboard, door to the W.C., kitchen/diner and double doors to the lounge.

LOUNGE 24'9" x 12'3" (7.54m x 3.73m)

A triple aspect room with French doors opening to the rear of the residence.

KITCHEN/DINER 24'9" x 10'6" (7.54m x 3.20m)

A triple aspect room enjoying an outlook to sea in the distance.

KITCHEN AREA

Working top surfaces incorporate a one and a half bowl sink unit with drainer, cupboards and drawers under and wall cupboards over. An array of built-in appliances include a double oven, no frost fridge/freezer, hob with hood over, washing machine and a wine cooler.

W.C.

Comprising a W.C. with concealed cistern, wall mounted washbasin with mixer tap over and cupboards under, obscured window to the rear.

STAIRS & LANDING

With a window to the rear aspect, access to the loft, doors to all bedrooms and door to bathroom.

BATHROOM

Comprising a W.C. with concealed cistern, bath with shower over and a wall mounted washbasin with mixer tap over and cupboards under. There are partially tiled walls, LVT flooring, heated towel rail and an obscured window to the front.

BEDROOM ONE 13'6" x 10'6" (4.11m x 3.20m)

With outlook to the front and distant sea views.

BEDROOM TWO 12'6" x 12'3" (3.81m x 3.73m)

With outlook to the rear aspect.

BEDROOM THREE 11'9" x 10' (3.58m x 3.05m)

With distant sea views.

BEDROOM FOUR 10'9" x 10'6" (3.28m x 3.20m)

With outlook to the rear aspect.





OUTSIDE

There are gardens surrounding the property which are mainly laid to lawn. Off road parking for two vehicles.

SERVICES

Air source heating. Mains water and electricity.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

DIRECTIONS

From

COUNCIL TAX

Council Tax Band TBC

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

DATE DETAILS PREPARED

2nd September, 2025.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



GROUND FLOOR



FIRST FLOOR



All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	90
(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 	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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