



**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 BREAKFAST ROOM
- AIR SOURCE UNDERFLOOR HEATING
- GARDEN AND BLOCK PAVED PARKING
- SUPERB OPPORTUNITY TO CREATE A FAMILY HOME IN THIS BEAUTIFUL FISHING VILLAGE
- FREEHOLD
- COUNCIL TAX BAND - F
- EPC - B84

**\*\* PARC HALLIGEY FESTIVE OPEN HOUSE\*\***

JOIN US ON SATURDAY 29 NOVEMBER, 10AM - 12 NOON FOR A WARM AND WELCOMING FESTIVE OPEN HOUSE. NO APPOINTMENT NEEDED - JUST COME ALONG AND DISCOVER YOUR NEW BEGINNING BY THE SEA!











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.







#### AGENTS NOTE

On acceptance of an offer, the purchaser will be required to pay a non refundable £2,500 reservation fee and will be required to achieve an exchange of contracts within six weeks. Once this has been paid, the property will be marked as 'sale agreed' and no further viewings will take place. This money will then be deducted from the sale price on completion of the sale.

#### 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

On leaving Helston proceed along the A3083 passing Culdrose. At the roundabout, take the left hand turning and follow the B3293 heading towards Coverack. Continue for a number of miles and after the Zoar Garage take the fourth turning on the right hand side, signposted Coverack and Roskillys. Follow this road and as one starts to enter Coverack you will see the Parc Halligey development on your right hand side.

#### COUNCIL TAX

Council Tax Band F.

#### 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) <b>A</b>		
(81-91) <b>B</b>	84	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





## Christophers Estate Agents

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