



**3 Parc Halligey, Coverack, TR12 6TS**

**£675,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 3 Parc Halligey

- STUNNING DETACHED THREE DOUBLE BEDROOM PROPERTY
- WONDERFULLY SPACIOUS AND LIGHT THROUGHOUT
- OPEN PLAN KITCHEN/LIVING SPACE AND SEPARATE TRIPLE ASPECT LOUNGE
- UTILITY ROOM AND CLOAKROOM
- FABULOUS MASTER BEDROOM SUITE
- AIR SOURCE HEATING
- LAST REMAINING OF ITS TYPE ON THE DEVELOPMENT
- EPC PENDING
- COUNCIL TAX BAND F
- FREEHOLD

### \*\* 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!

One of only two of its kind on this exciting new development – and the only one now available – this stunning three double bedroom home offers light, space, and style in abundance.

A large entrance porch and welcoming hallway lead through to the showstopping triple-aspect kitchen/dining/living space, flooded with natural light. The stylish, contemporary kitchen features clever pull out storage and is fitted with a range of appliances, while the open-plan design creates the perfect setting for family living and entertaining. A utility room with plant cupboard and a cloakroom add further practicality. For those who enjoy flexible living, the separate triple-aspect lounge is also exceptionally spacious, with direct access to the garden.

Upstairs, a galleried landing with useful storage gives access to three generous double bedrooms. The master suite is truly impressive – a generous, dual-aspect retreat with distant sea views and a stylish en-suite shower room. The remaining two double bedrooms are both well proportioned and served by a beautifully appointed family bathroom.

Outside, the property sits within its own plot with gardens, mainly laid to lawn, and parking.

Perfectly positioned within walking distance of the village with its pretty cove and beach and the working harbour, this home offers something which is incredibly difficult to find in this location and would make an outstanding family residence or an idyllic active retirement retreat.











## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to entrance porch.

### ENTRANCE PORCH 8'2" x 6'1" (2.49m x 1.85m )

A light and practical entrance area with two windows to the front and door, with side screen, to hallway.

### HALLWAY

With LVT flooring, turning staircase rising to the first floor and doors to various rooms.

### CLOAKROOM 4'9" x 4'8" (1.45m x 1.42m )

With LVT flooring, low level concealed cistern W.C. and wall mounted wash handbasin in vanity with cupboard below.

### OPEN PLAN KITCHEN/DINING/LIVING SPACE 31'3" x 14'3" (9.53m x 4.34m )

A fabulous triple aspect room filled with light and offering a super space perfect for both day to day family life and for entertaining.

### KITCHEN AREA

With windows to side and rear, fitted with a comprehensive range of contemporary base and wall units including clever pull out storage and deep pan drawers with work surfaces over. Stainless steel one and a half bowl sink and drainer with mixer tap, useful breakfast bar area, appliances to include an integrated fridge/freezer and dishwasher, induction hob with down draught extractor, wine cooler, eye level oven and combination microwave. Door to utility room and open plan to the dining/living space.

### DINING/LIVING SPACE

A wonderfully versatile space with windows to front and side and double, oak veneered glazed doors to hallway.

### UTILITY ROOM 8' x 8'1" (2.44m x 2.46m )

With LVT flooring, fitted with base and wall units with work surfaces over, one and a half bowl stainless steel sink and drainer with mixer unit, space and plumbing for washing machine and condenser tumble dryer. Window and external door to rear and plant cupboard.

### LOUNGE 18'1" x 14'1" (5.51m x 4.29m )

A beautiful, triple aspect room with distant sea views from the front aspect. With fitted carpet, windows to front and side, double doors with side screens to the rear aspect offering direct access to the patio and gardens. A lovely room providing additional space and versatility.

### FIRST FLOOR LANDING

An attractive galleried landing with fitted carpet, window to the rear, radiator, loft access and a large cupboard with radiator. Doors to various rooms.



#### **MASTER BEDROOM 18'2" x 16'6" max (5.54m x 5.03m max )**

A wonderful luxurious haven in which to retreat. This dual aspect bedroom offers windows to both front and rear with distant sea views enjoyed from the front aspect. Fitted carpet and door to en suite shower room.

#### **EN SUITE SHOWER ROOM 9'6" max into depth of cubicle x 6'1" (2.90m max into depth of cubicle x 1.85m)**

With LVT flooring, tiled cubicle housing a domestic hot water shower with drench head and hand held wand, low level concealed cistern W.C., wall mounted wash handbasin set in vanity with cupboard below, chrome effect ladder style radiator, frosted window to front.

#### **BEDROOM TWO 14'2" x 12'7" (4.32m x 3.84m)**

A spacious double bedroom situated towards the rear of the property. With a window to the rear aspect, fitted carpet and radiator.

#### **BEDROOM THREE 13'2" max into depth of recess reducing to 10'4" x (4.01m max into depth of recess reducing to 3.15m x)**

With fitted carpet, radiator, window to front offering distant sea views.

#### **FAMILY BATHROOM 9'6" x 8'11" (2.90m x 2.72m )**

With suite comprising a bath with wall mounted central mixer taps, tiled cubicle housing a chrome effect domestic hot water shower with drench head and hand held wand, low level concealed cistern W.C., wash handbasin in vanity unit with cupboard below, chrome effect ladder style radiator, frosted window to the side.

#### **OUTSIDE**

Arrive and park on the block paved parking area offering parking for several vehicles. The property sits within its plot with a lawned garden to the front and patio and further area of lawn to the rear. There is a useful outside tap and some attractive stone walling and low level planting. There is also an external power socket and courtesy lighting.

#### **SERVICES**

Air source heating which is underfloor to the ground floor and radiators to the first floor. Mains electricity and water.

#### **DIRECTIONS**

As you enter the outskirts of the village of Coverack, you will see the Parc Halligey Development on your right hand side. Take the right hand turning into the development, immediately turn right again and the property will be found in the top right hand corner at the head of the cul-de-sac.







#### 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.

#### 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

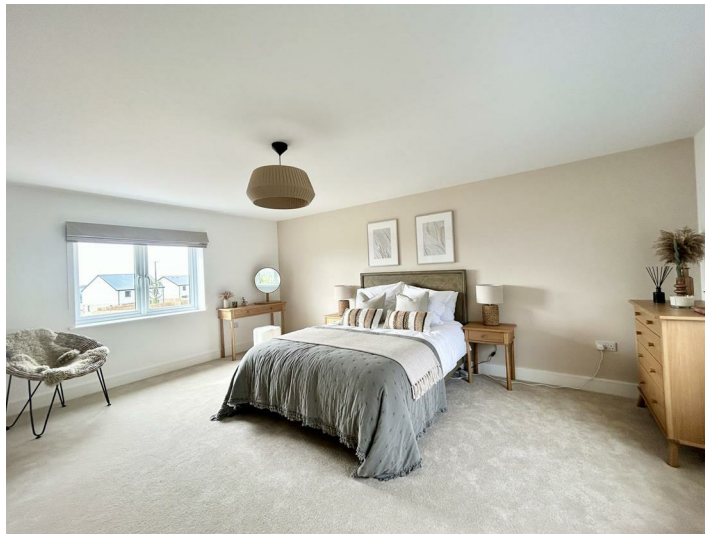
20th November, 2025.

#### ANTI-MONEY LAUNDERING

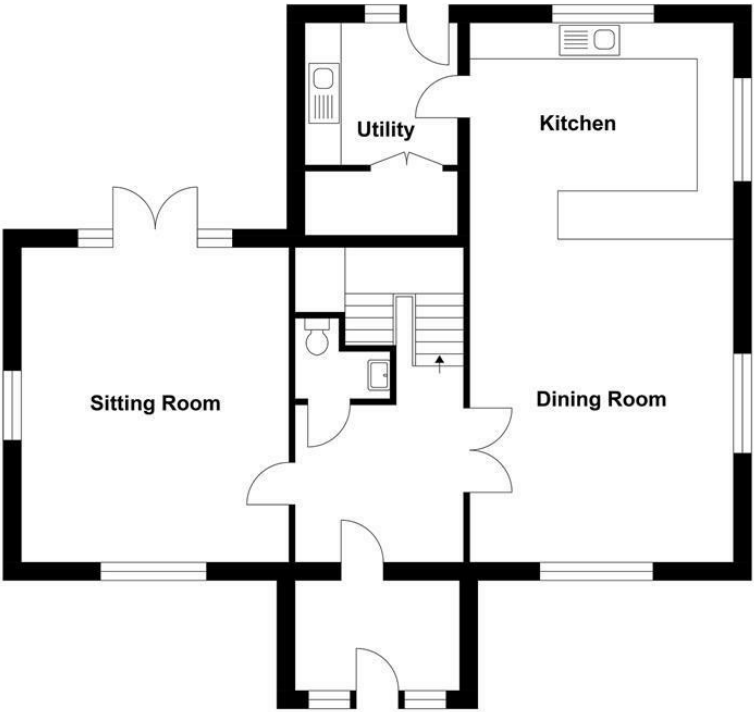
We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### PROOF OF FINANCE - PURCHASERS

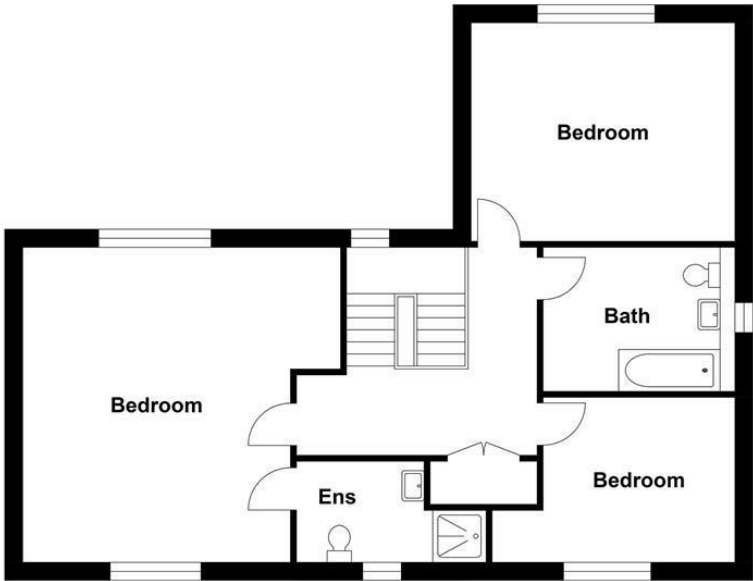
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.








Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	91
(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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