



The Old Post Office The Cove  
Coverack, TR12 6SX







# The Old Post Office The Cove Coverack, TR12 6SX

Arguably the finest waterfront location in Coverack this iconic Grade II Listed property enjoys a unique harbourside location with magnificent sweeping views of the beach across the water to the headland and out to sea. Having been in the ownership of the same family for almost two centuries it now presents itself as an opportunity to create a dream coastal home. The four bedroom, two bathroom accommodation is hugely spacious and versatile with a wealth of character and charm and outstanding coastal views from all principle rooms. A further asset is the parking and the property also enjoys seaward facing outside space perfect for alfresco dining. With a rich and varied history the property has been at times a shop and post office as well as a family home and more recently a much loved holiday let with some families having visited the property annually for nearly 30 years. Offered with vacant possession and no onward chain.

Coverack is a coveted location, nestled in a sheltered cove on the Eastern side of the Lizard Peninsula, the property is perched above the heart of the village, the traditional fishing harbour where working fishing boats can be observed from the windows bringing in the catch on a daily basis whilst the adjacent beach offers access to clear waters perfect for bathing.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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Offers In Excess of - £1,000,000

#### Location

Coverack is a stunning location, nestled in a sheltered cove on the Eastern side of the Lizard Peninsula, there is a crescent shaped beach offering access to crystal clear waters perfect for swimming, kayaking and paddle boarding. The heart of the village is the traditional fishing harbour constructed in 1724 from local serpentine and still home to working fishing boats bringing in the catch on a daily basis. The old Lifeboat House now offers fish and chips that can be enjoyed on the harbour and The Paris Hotel offers a great range of food and drinks, there are also a variety of small café's, restaurants and shops as well as a Primary School. It's Cornish living at its absolute best.

#### Accommodation

Discerning purchasers seeking a coastal home could not fail to be impressed by the spectacular waterside position perfectly situated to enjoy sweeping and uninterrupted views of the working harbour as well as the beach and out to sea. There is a large dual aspect farmhouse style kitchen breakfast room

with two seaward facing windows, a huge lounge featuring a beamed ceiling and log burner set in an inglenook fireplace with three seaward facing windows, two of which offer pretty window seats with the third being a bay and offering a perfect spot to sit and watch the comings and goings in the harbour. In addition the cosy snug is the perfect spot in which to relax and unwind perhaps with a book or simply gazing out at the sea. The ground floor accommodation is completed by a practical hallway and modern shower room. The first floor hosts four bedrooms all of good size and a family bathroom. The two larger bedrooms are located at either end of the property and are both dual aspect with all rooms enjoying outstanding views.

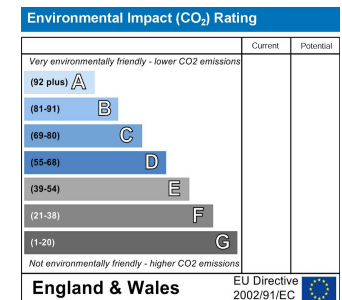
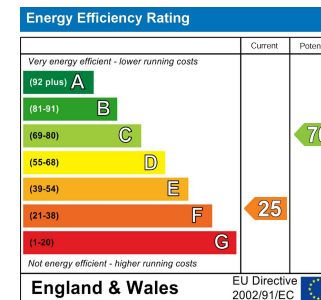
#### Outside

The property is accessed via a private lane providing for parking. The gardens accessed via a pedestrian gate are located to the seaward side of the property and offer a grassed area to the immediate front of the house and a further area to the side both of which could be landscaped to create a spectacular seating and dining area.

#### Services

Mains electricity, water and drainage.





#### Anti-Money Laundering Regulations Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

#### Proof of Finance - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

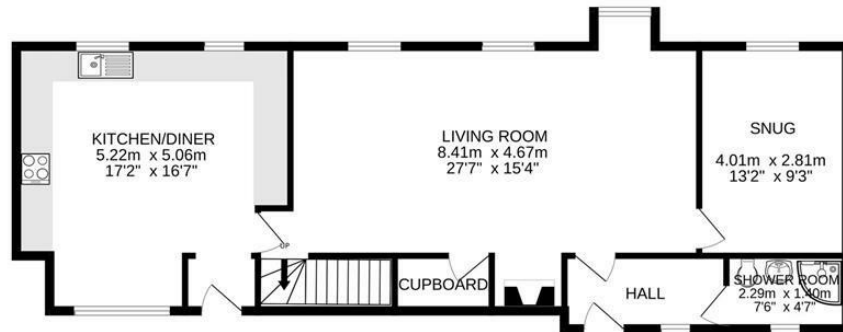
#### Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

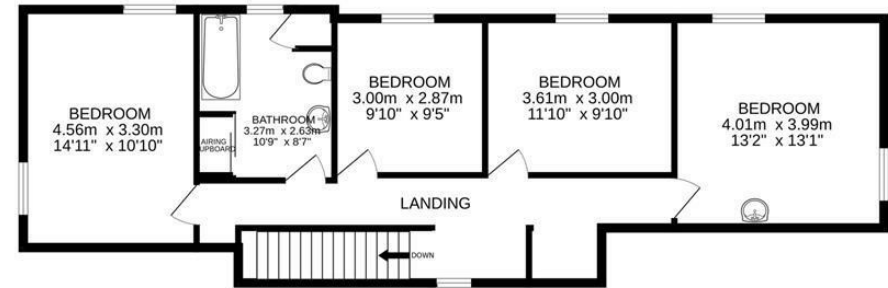
Council Tax Band - G



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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