

19 Headlands Cottages

Coverack, Cornwall TR12 6SB





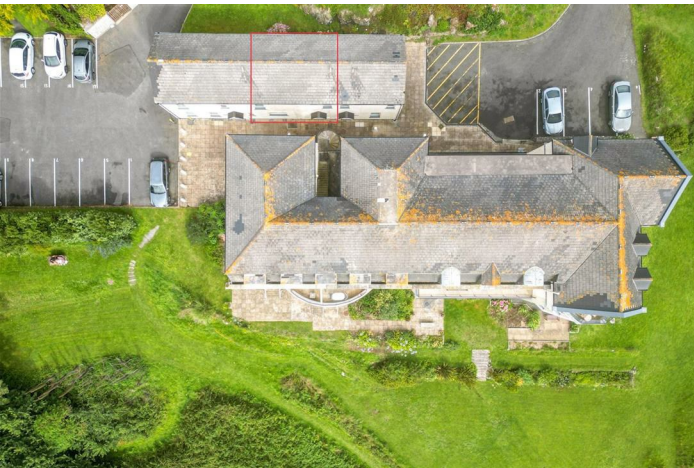
19 Headlands Cottages

Coverack, Cornwall TR12 6SB

Relax and unwind in this beautifully presented and spacious three bedroom cottage with two parking spaces. Perched on the headland above hidden and secluded coves this property is perfect as a family holiday home in which to make lasting memories or as an investment, it is successfully holiday let by the present owner.

Feel the tension leave your body as you arrive, catching your first glimpses of the sea as you progress down the driveway before parking in one of two allocated parking spaces. Step inside and find yourself in light and bright accommodation comprising of a kitchen with plenty of space for a table and useful storage, a lovely light and airy lounge with direct access to a private area of garden. Proceed up the carpeted staircase and find yourself on the first floor with access to all three bedrooms and the shower room from the galleried landing. Retire, perhaps in the master bedroom with fabulous views out to sea and awaken refreshed to spend the day walking the south west coastal path, bathing in one of the nearby hidden coves or simply relaxing within the grounds of the property itself.

The property is set within acres of unspoilt coastal scenery, abundant in natural flora and fauna, and has maintained lawned gardens and a tennis court with plenty of space within the grounds to relax. The south west coastal path is immediately accessible from the grounds and offers access to a wealth of walks and hidden coves.



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GUIDE PRICE - £250,000

LOCATION

Situated on the South West Coastal path the property is within short walking distance of a secluded beach, cove and the picturesque fishing village of Coverack itself. The beautiful Lizard Peninsula is renowned for coastal walking, water sports and sandy beaches. Coverack has a traditional working harbour, a village store, pub and several eating establishments. There is also a windsurfing school, and diving nearby at Porthkerris on the many wrecks around the Manacles. Mullion Golf Club is a short drive away.

ACCOMMODATION

The property offers spacious and light accommodation that is well presented throughout. The kitchen is of good size and offers plenty of space for a table. The lounge offers a wonderful space in which to relax after a busy day on the beach with direct access to the private garden area. Carpeted stairs lead to the first floor where all rooms are accessed from the galleried landing. There are two double bedrooms and a single bedroom all decorated in a calm neutral palette with one of the double bedrooms enjoying wonderful sea views. A practical shower room completes the accommodation on this level.

OUTSIDE

A huge asset to the property are the two designated parking spaces and the private area of garden accessed from the lounge perfect for an evening drink in addition to the main grounds.

THE GROUNDS

The well maintained communal gardens are a huge asset to the property, they are mainly to lawn with established shrubs, hedging palm and planted borders. There are a number of seating areas all strategically placed to take full advantage of the stunning coastal and countryside views. There is also a tennis court. We are advised that the grounds of the Headland Estate amount to in excess of six acres.

TENURE

The tenure is Leasehold and the property is being sold with the remainder of a 999 year lease which commenced in 2023 Our clients have informed us that the current management charge is approximately £784.50 per annum. All Leaseholders have an equal share in Coverack Headland Ltd which owns the Freehold. There is an annual Ground Rent of £10.

AGENTS NOTE

We understand a holiday occupancy restriction applies to all apartments within the building, therefore it may not currently be one's primary residence.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

SERVICES

Mains electricity, water and drainage, electric heating. Council Tax not currently applicable property registered for business rates.

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 AND 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/>





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



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