

# Silvermere North Corner Coverack, TR12 6TF







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DETACHED BUNGALOW WITH ADDITIONAL TWO STOREY STUDIO - Within sight and sound of the sea this attractive property offers a variety of possibilities. The bungalow currently provides a cosy family home, & also a useful air b&b income throughout the year. The studio, with kitchen, shower room & large bedroom/sitting room area, is an added bonus to any artisan or breadwinner working from home. It could also be used as a separate annex for a mature or teenage relative.

The triple aspect lounge in the bungalow, is a light flooded area, with sea views & direct access to the patio & lush gardens. For the cooler months there is a traditional log burner to complement the energy efficient electric radiators. Flowing on from the lounge is a dining area with garden views which nostalgically connects to the kitchen via a wooden serving hatch. The fully fitted kitchen has plenty of counter, drawer & storage space plus room for a table and chairs & a self standing larder cupboard.

There are three generous double bedrooms, two with fitted wardrobes, in addition to a family bathroom, a separate airing cupboard, a storage cupboard, and a second useful shower room. There is a large semi boarded attic space which runs virtually the length of the bungalow.

Silvermere Studio, located within the grounds, is a stunning two storey building, designed & built under instruction of the current owner in 2018. It is currently used as a music studio with upstairs office, bedroom & balcony with sea & harbour views. Downstairs there is lockable storage room which could easily be used as a second smaller bedroom. Completing the package is a driveway offering off road parking for multiple vehicles. The rambling verdant, well established gardens offer a special feature to the property & are set on three levels.

There is a pond fed by a natural spring & a small stream flows through the grounds all year long. There is a wooden shed at the end of the garden to house all the garden machinery & tools."



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GUIDE PRICE - £800,000

#### LOCATION

This property occupies a superb position mere steps from the beach yet enjoying a tucked away spot with an excellent degree of privacy, large gardens and plentiful parking.

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 cafe's, restaurants and shops as well as a Primary School. Gazing down onto the bay below is the pretty 19th-century church of St Peter which is almost chapel-like in appearance and has a pulpit made of the famous local serpentine stone. With the beautiful coastline of the Lizard Peninsula stretching out in both directions Coverack is a great starting point for a coastal walk.

#### ACCOMMODATION

##### THE BUNGALOW

Enter the bungalow via a hallway giving access to principle rooms and useful storage including an airing cupboard. The lounge is an impressive triple aspect room during the day offering a light filled space with direct access to the garden, where a perfectly positioned chair will allow you to relax and watch the waves rolling onto the shore. When evening comes draw the curtains and cosy up in front of the log burner. The lounge is L-shaped open plan to the dining area, this is another generous room with a large window overlooking the garden and door to hallway and hatch to the kitchen. The Kitchen has been refitted and offers an extensive range of traditional style cabinets finished in soft sage green with butchers block style work-surfaces over. A feature is the

double larder style cabinet offering an huge amount of storage. The kitchen is fitted with integral appliances to include a washing machine, dishwasher, fridge freezer, ovens and hob. Off the kitchen is a rear lobby with access to the garden as well as the useful shower room, perfectly placed for when returning from the beach. One of the double bedrooms has direct access to the rear lobby & shower room. There are two further bedrooms both of good size and enjoying sea views, with built in storage as well as a family bathroom.

##### THE STUDIO

The ground floor is a fabulous light filled open plan space featuring a kitchen area fitted with traditional style cabinets in soft sage green topped with butchers block style work-surfaces with a Belfast sink. The kitchen is fully functional with integral appliances to include an eye level oven and ceramic hob as well as a washing machine. There is a feature projecting octagonal bay window offering a lovely seating area with double doors to the garden. This floor also hosts a useful storage room and cloakroom. The first floor is a stunning airy space with exposed A frames. There is a sleeping area with en-suite shower room whilst to the other end of the room is a sitting area with double doors to the balcony from which you can drink in views of the sea towards the village and old lifeboat house.

##### OUTSIDE

The property is accessed vehicularly by a driveway leading to both properties and providing off road parking for several vehicles. The gardens are a huge asset to the property particularly in this location just moments from the beach extending to over a quarter of an acre. Offering a lush green haven they benefit from mature planting and have been well tended. Now offering a large expanse of lawn with a feature pond fed by a natural water spring the borders are stocked with an array of trees, shrubs and flowers and there is a further area of garden to the side with an established apple tree. A raised 'secret garden' is a lovely spot from which to enjoy both the sight and sound of the sea with an evening drink! There is a useful area of hardstanding to the immediate front of the bungalow.

##### SERVICES

Mains water, drainage and electricity. Owned solar panels. Council Tax Band D.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**AGENTS NOTE**

The bungalow has full residential use whilst the studio has ancillary planning consent.

**AGENTS NOTE TWO**

Please be aware that the photographs were taken whilst there were works being carried out in the car park. These have now been completed.

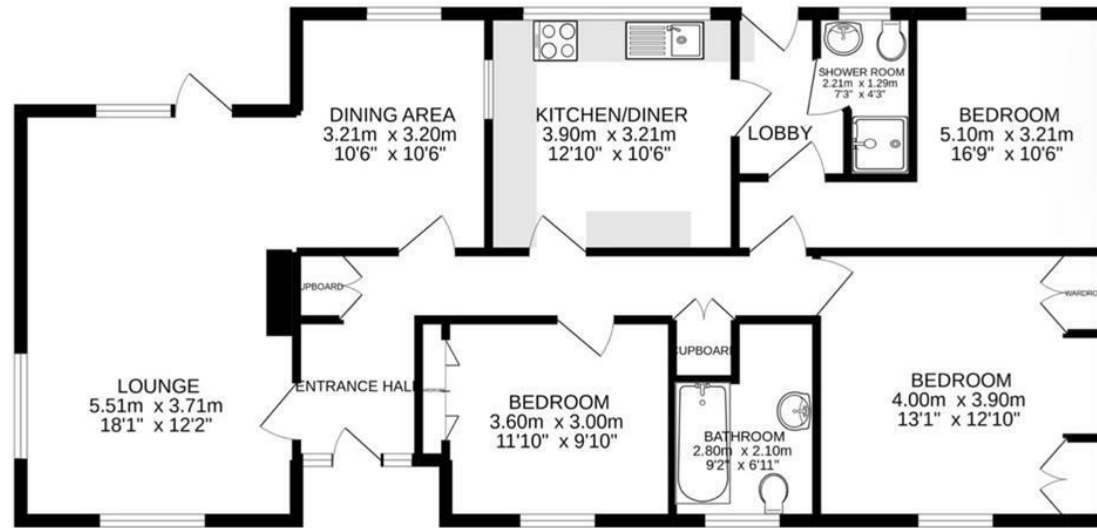
**ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS**

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**

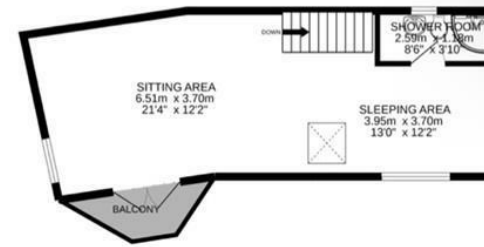
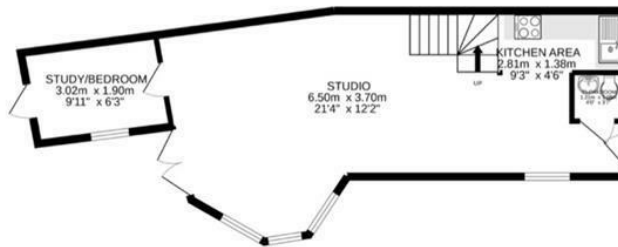
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





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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