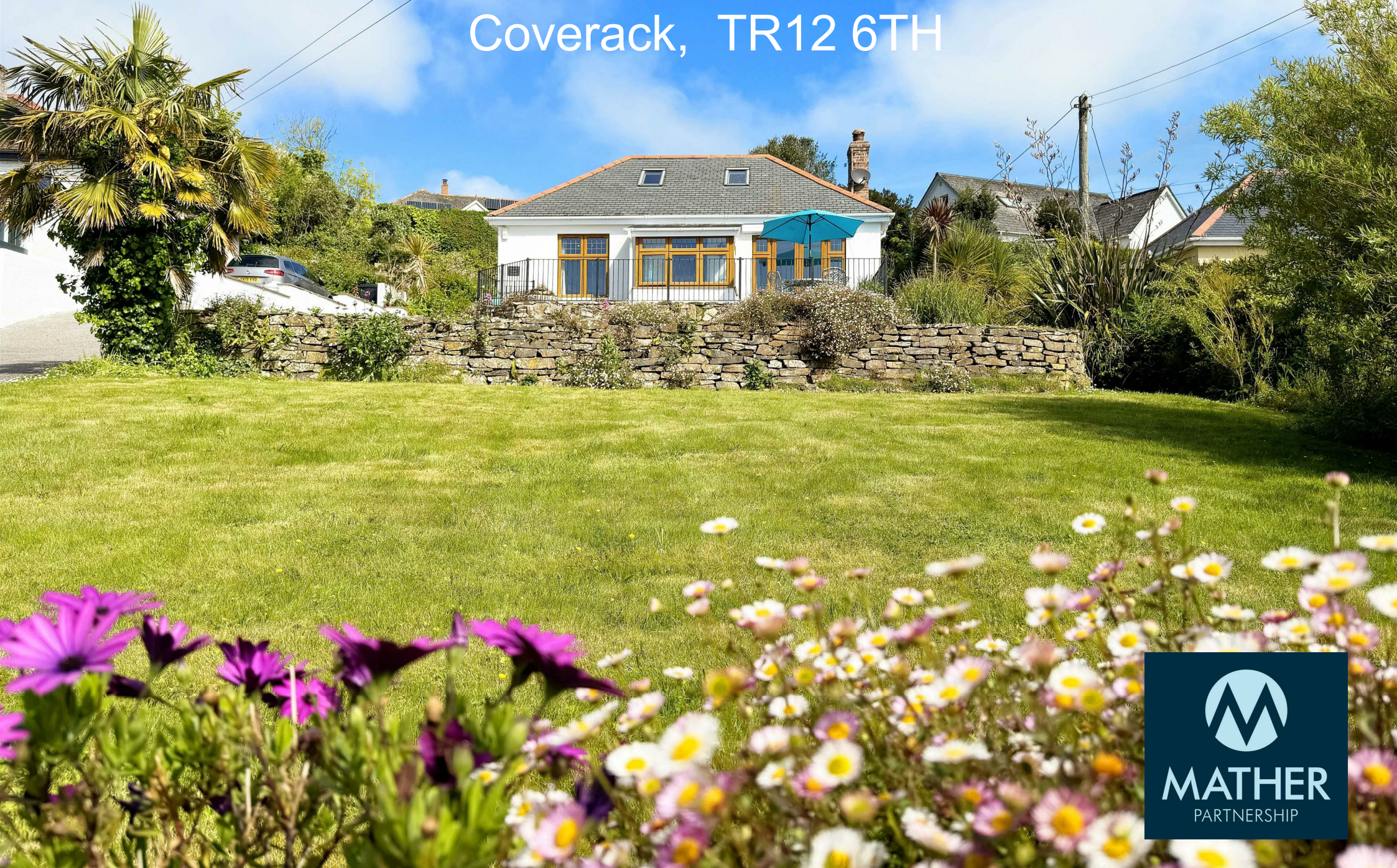


# Coverack Bay Cottage at Deusfield North Corner Coverack, TR12 6TH







# Coverack Bay Cottage at Deusfield North Corner Coverack, TR12 6TH

Nestled in a secluded and peaceful setting, this charming detached bungalow epitomises tranquility while boasting stunning views and a prime location just a short stroll from the beach. Step into the heart of the home, a generous lounge dining room with plenty of space to relax or to entertain – in the Summer months drift out onto the patio to soak up the sun and the views whilst enjoying a drink.

The kitchen, positioned at the rear of the property, offers practicality and convenience. With two generous double bedrooms on the ground floor, along with a well-appointed bathroom and separate W.C., there is ample space for family and guests. Upstairs, a versatile attic room with its own cloakroom offers a wonderful retreat, ideal for hobbies or occasional guests.

Outside, the property features abundant off-road parking and lawned gardens to both the front and rear, providing space to relax and enjoy the outdoors. Currently run as a successful holiday let, this property presents an excellent investment opportunity or a serene permanent residence—perfect for active retirement living.

This home is offered with vacant possession and no onward chain, presenting an enticing prospect for those seeking a peaceful coastal retreat within easy reach of the beach.



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

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## Guide Price - £575,000

### 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 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

Enter via a practical porch which leads into the hallway offering access to all ground floor rooms. The heart of this lovely bungalow is the spacious and light yet cosy lounge dining room opening out onto a patio terrace seating area and enjoying fabulous coastal views. Step from the dining area to the fitted kitchen

located at the rear of the property. The ground floor accommodation is completed by two double bedrooms decorated in a sophisticated calm colour palette and the well appointed family bathroom and useful separate cloakroom. The first floor hosts an attic room offering plenty of space and versatility with an adjoining cloakroom.

### Outside

The property enjoys a generous plot which subject to any necessary consents being obtained offers scope to extend. There are two areas of well maintained lawned garden to the front whilst to the rear the elevated garden has also been well maintained and enjoys coastal views. There is a further area of garden to the side with a useful shed, drying area and sheltered seating area.

### Parking

A real highlight is the plentiful parking on offer to the front and side of the property.

### Agents Notes

The vendor has advised us that the property is registered for small business rates and is therefore currently classed for holiday use. However, the property was originally a residential dwelling. The property is registered as 'Deusfield' but trades as Coverack Bay Cottage at Deusfield.





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			
			80
		6	
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Services**

Mains Electricity, Water and drainage. LPG Gas central heating.

**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**

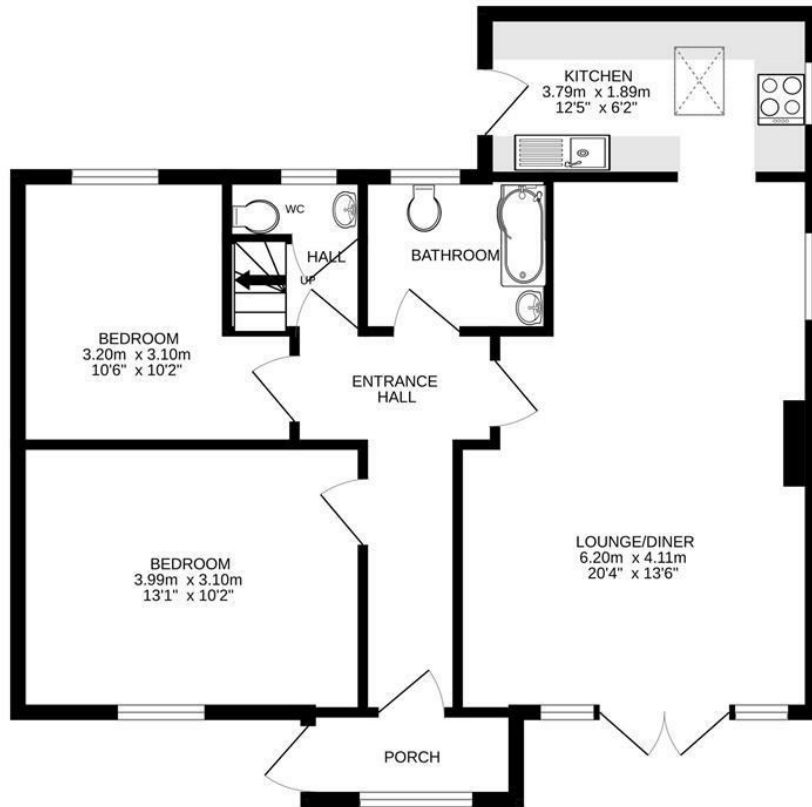
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

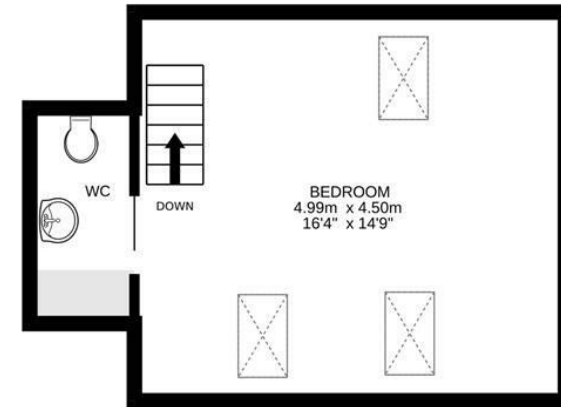
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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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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