



Arlyn Wartha Chymbloth Way
Coverack, Helston TR12 6TB







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Nestled on the serene hillside overlooking the enchanting village of Coverack, this property is a spacious, light-filled retreat that epitomizes coastal living at its finest. With breathtaking sea views that beckon you to explore the nearby beach and harbour, this idyllic haven is perfectly situated along the South West Coast Path. Offering plenty of versatile reception space on the ground floor and four double bedrooms, two of which enjoy en-suite facilities, and a family bathroom on the first floor. The grounds include a generous amount of parking and attractive secluded gardens. Just a short stroll away, you'll discover a charming array of amenities, including cafes, a welcoming pub, a delightful restaurant, and a well stocked village shop.



In addition to its remarkable location this property is characterized by its modern comforts and spacious design. With the added convenience of ultrafast broadband, it is equally well suited as a family home or holiday retreat.

Don't miss the opportunity to make your home by the Cornish sea, where coastal dreams come to life. Embrace the allure of Coverack and the serenity of this remarkable retreat – it's the perfect place to call home and create lasting memories with family and friends.

Offered with vacant possession and no onward chain.



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

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Guide Price - £925,000

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

As you step into this inviting abode, you'll be greeted by a grand entrance hall that seamlessly connects to the main living spaces on the ground floor. The spacious sitting room not only offers panoramic sea vistas but also features a cozy wood-burning stove, ensuring warmth and comfort during cooler months. The large and contemporary kitchen opens up to a beautifully landscaped garden and a tranquil gravel terrace. Additionally, a snug/study and a convenient downstairs WC provide versatile spaces for relaxation and work. The elegant dining room sets the stage for memorable formal gatherings with loved ones.

Venture upstairs, and you'll find a wide landing that leads to four generously proportioned bedrooms. The two front-facing bedrooms boast mesmerizing sea views and en suite shower rooms, providing a private oasis for relaxation. The twin bedrooms, tucked away at the rear of the house, share a well-appointed family bathroom.

Outside

For outdoor enthusiasts and garden lovers, Arlyn Wartha offers an extensive, meticulously maintained garden including an orchard area that is perfect for everyone to enjoy together. Tiered flowerbeds, artfully arranged atop traditional Cornish retaining walls, burst with vibrant colors nearly year-round, creating a serene backdrop for outdoor gatherings.

Garage

Double garage with remote control door.

Parking

Ample on the gravelled driveway. Arlyn Wartha has a right of way over part of Arlyn's drive and will be responsible for joint maintenance.

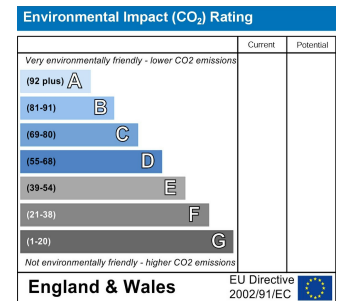
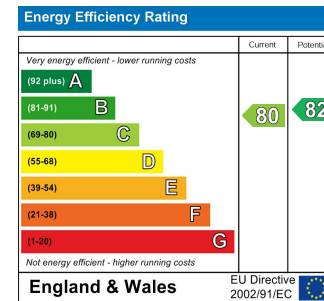
Agents Note

We understand that the property enjoys consent for a conservatory to the rear as part of the original planning permission. This can be viewed on the online planning register under reference PA09/0766/F. Please also be aware that there is planning consent nearby for the demolition and re-construction of a dwelling which can be viewed on the online planning register under reference - PA21/09516.

Services

Mains water and drainage. Mains electricity and solar pv. Solar thermal with thermal store. Council Tax not currently applicable property registered for business rates.





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/>

Anti Money Laundering Regulations – Purchasers

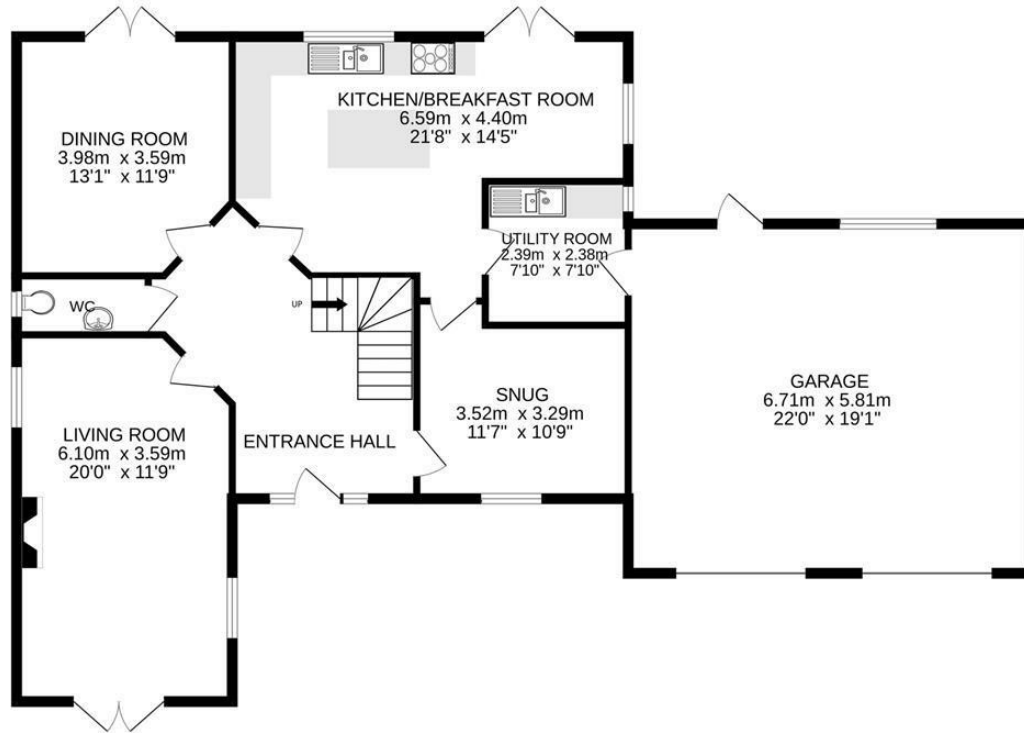
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

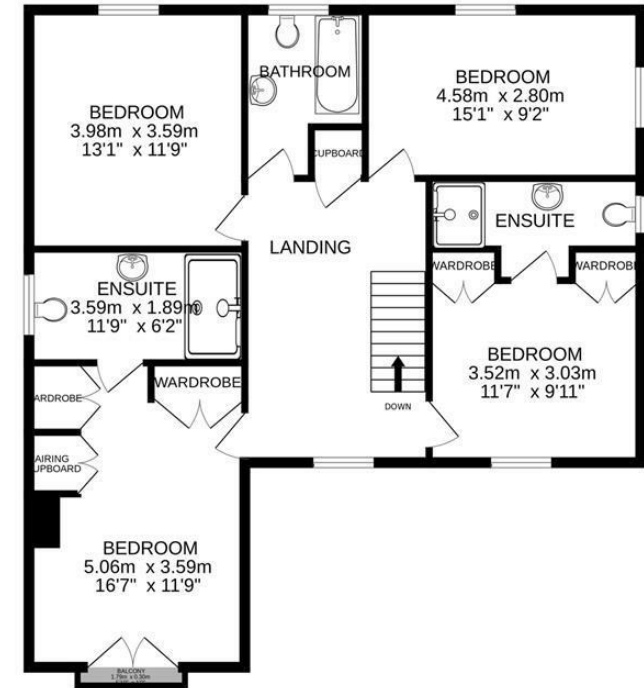
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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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