

Spindrift, 15 Headland Apartments Coverack, Cornwall TR12 6SB



MATHER
PARTNERSHIP





Spindrift, 15 Headland Apartments Coverack, Cornwall TR12 6SB

Gaze out to sea and enjoy the stunning panoramic views from this spacious three bedroom apartment.

Perched on the headland above hidden and secluded coves this light flooded and generously proportioned apartment is situated on the top floor of a graceful Edwardian building converted in the 1980's to offer luxury apartments in a really special location. The building has recently undergone significant renovation, both externally and internally, and has been restored to its pristine best.

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 into the attractive entrance vestibule and progress into the hallway with sweeping staircase, ascending to the top floor to access the apartment itself. Prepare a delicious meal in the shaker style kitchen and settle down to dine whilst listening to the waves crashing on the shore below. Retire to one of three double bedrooms 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.



The Mather Partnership, Offices in Helston & Hayle

Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk

| www.thematherpartnership.co.uk

GUIDE PRICE £275,000

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 is high ceilinged throughout and enjoys lots of light boasting views from all principle windows. There is a lovely semi-open plan living space to include a large light flooded lounge/dining room and traditional shaker style kitchen with the most outstanding coastal views being on offer from this area. The inner hallway gives access to all main rooms. There are three bedrooms which are currently set up as two doubles and a twin all of which enjoy views with the present vendors having installed a good amount of useful storage. The bathroom is contemporary in style and enjoys a clean white finish.

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. The property benefits from two allocated parking spaces.

Leasehold Information

The tenure is Leasehold and the property is being sold with the remainder of a 999 year lease which commenced on 01/01/1988. Our clients have informed us that the service Charge for 1st November 2023 to 31st October 2024 is £2,949.03. The current ground rent for this period is £10. This is reviewed on an annual basis. All Leaseholders have an equal share in Coverack Headland Ltd which owns the Freehold.

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. The property is fully equipped for holiday letting and is being sold as seen with all contents included. The seller reserves the right to remove any personal items.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	69
(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 water, electricity and drainage.

Broadband and Mobile 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.





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.
Made with Metropix ©2023

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.

