

Ye Old Carpenters Shop The Cove Coverack, TR12 6SX



MATHER
PARTNERSHIP





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Nestled in a prime location with easy access to the beach and nearby restaurants, this charming one bedroom linked detached cottage offers a perfect blend of comfort and convenience. Finished to a high standard throughout and fully furnished, it is a successful holiday let with off road parking. The open plan lounge, diner, and kitchen area serves as a fantastic social space, with a log burner at its heart, creating a warm and inviting atmosphere. Upstairs, the large master bedroom features an ensuite and built in storage, and boasts lovely sea views towards the cove, making it a serene retreat. Being sold with NO ONWARD CHAIN, a viewing is highly recommended!!



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PRICE £348,800

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.

Accommodation

Open Plan Lounge/Diner/Kitchen with integrated washer/dryer and dishwasher
Stairs To Landing
Master Bedroom with Ensuite

Parking

There is off road parking for one vehicle

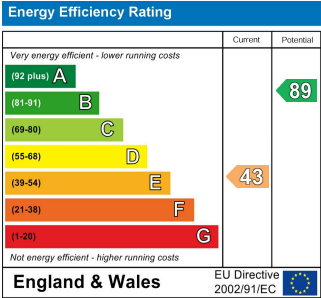
Agents Note

Our client has informed us that Ye Old Carpenters Shop has pedestrian and vehicular access to and from the lane. Ye Old Carpenters shop is also responsible for contributing towards maintenance costs for the lane.

Services

Mains water, electricity and drainage.





Council Tax Band

The property is currently used as a holiday let so no council tax banding applies. Our client informed us that prior to holiday letting the property it was Council Tax Band-A.

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

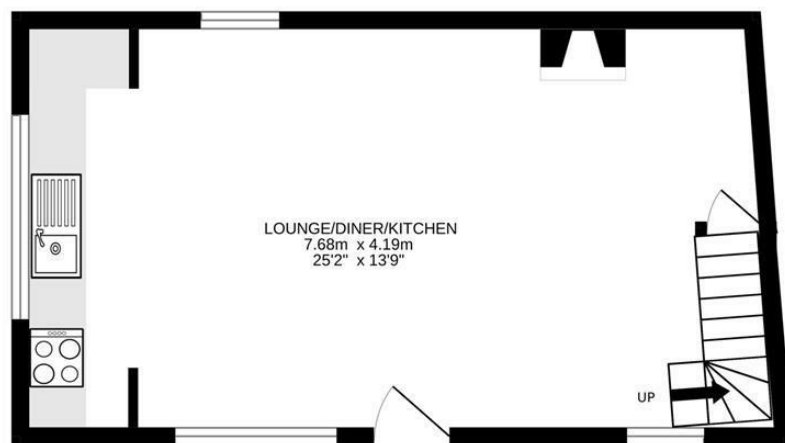
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

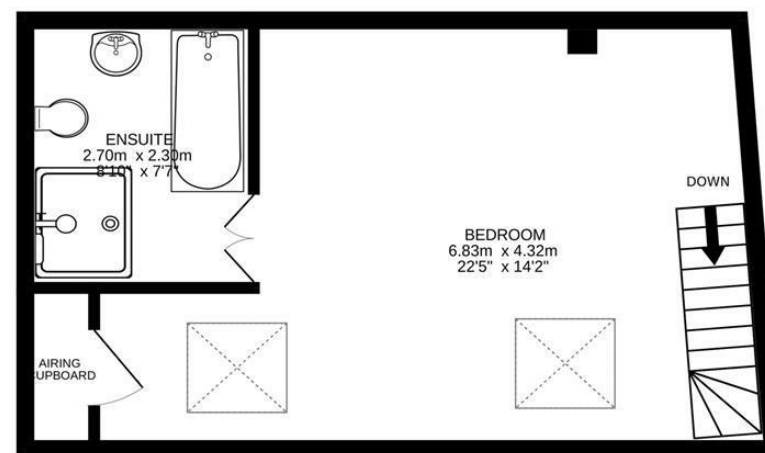
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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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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.



NO VEHICLE
ACCESS

