

Third Acre, Penwartha Coverack, TR12 6RS







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Located within easy reach of the beach and the ever popular Roskillys Farm, this detached three bedroom bungalow offers a rare opportunity to create your dream home in a stunning coastal setting. Set within a generous plot, the property is full of potential for modernisation and personalisation.

Inside, the bungalow features a spacious 'L'-shaped lounge/diner filled with natural light an ideal space for both relaxing and entertaining. The kitchen offers ample storage and serves as a practical foundation for a stylish update. To the rear, a large conservatory extends the living space and provides a peaceful spot to unwind while enjoying views of the garden. The three bedrooms are all well proportioned, with the two larger rooms benefiting from built in storage. A separate bathroom and WC offer flexibility and could easily be reconfigured into a larger, contemporary bathroom suite.

Outside is where this property truly shines. The expansive garden is predominantly laid to lawn with a patio area perfect for outdoor seating, dining, or soaking up the sun. The generous plot provides ample space for further landscaping, extensions (subject to permissions), or simply enjoying a sense of privacy and outdoor freedom.



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Guide Price £475,000

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

Entrance Hallway
Lounge/Diner
Kitchen

Conservatory

Bathroom

Separate W/C

Bedroom Three

Bedroom Two with Built in Storage

Bedroom One with Built in Storage

Garage

Attached garage providing useful storage and electricity inside.

Parking

Large driveway providing off road parking for several vehicles.

Outside

A true standout feature of this property is the beautifully maintained garden. Lined with mature shrubs along the borders, it offers a wonderful sense of privacy and seclusion. The expansive lawn provides





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
<div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div>			77	<div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div>	
Not energy efficient - higher running costs			28	Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

ample space for outdoor activities, making it ideal for families or those who enjoy spending time outside. A generous patio area is perfectly positioned for al fresco dining, relaxing in the sun, or entertaining guests, making this garden a versatile and inviting extension of the home.

Services

Mains water, drainage and electricity. Oil for the Rayburn.

Council Tax Band- D

What3Words

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Anti Money Laundering Regulations – Purchasers

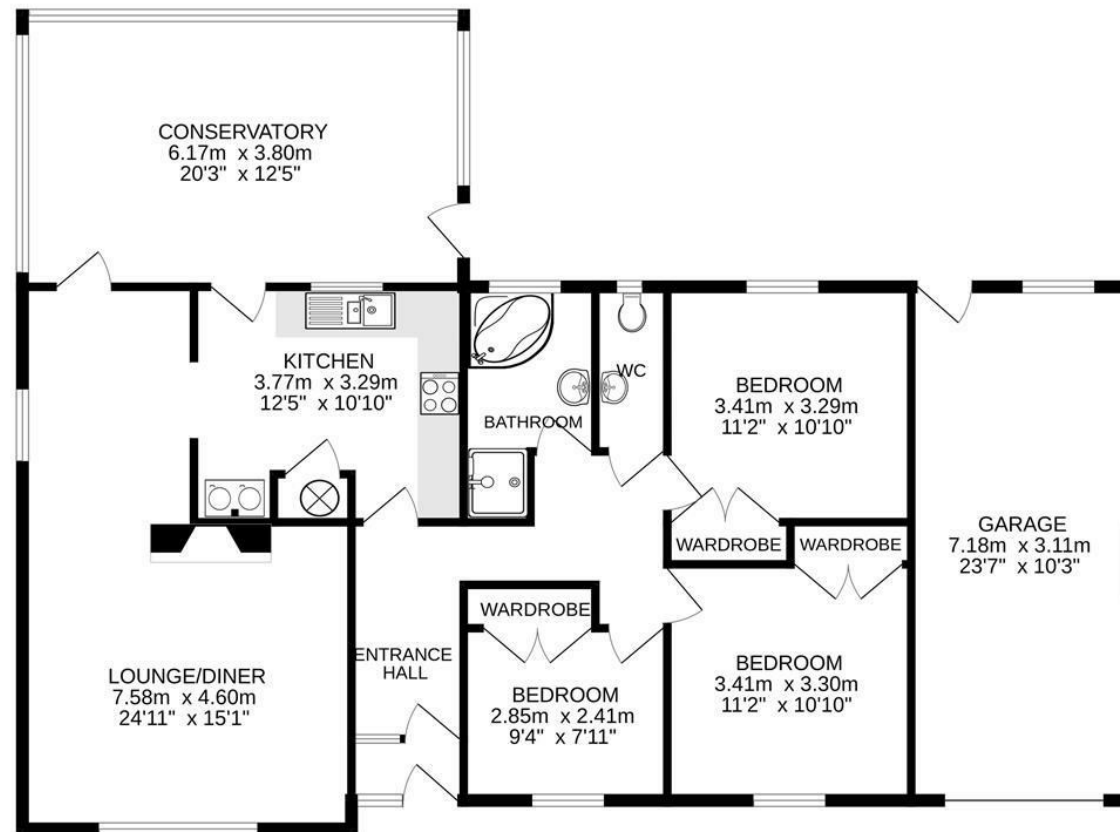
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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



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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