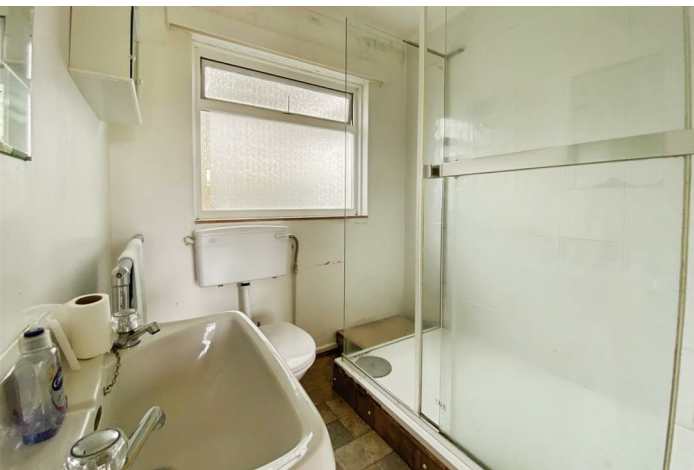


Cornerways, Penwartha Coverack, TR12 6RS



MATHER
PARTNERSHIP





Cornerways, Penwartha Coverack, TR12 6RS

Set on the outskirts of the picturesque fishing village of Coverack, this two-bedroom detached bungalow presents a fantastic opportunity for those looking to renovate, extend, or even develop (subject to the necessary permissions).

Occupying a substantial corner plot, the property offers excellent potential for improvement and possible redevelopment, making it ideal for buyers with vision – whether as a home, holiday retreat, or investment.

The existing accommodation is in need of updating throughout, but benefits from a detached layout, light-filled rooms, and a desirable semi-rural position that combines peace and privacy with convenient access to the coast and village amenities.

With its generous plot size and scope for enhancement, this property represents a rare chance to create something truly special in a sought-after location.

Early viewing is recommended to fully appreciate the potential on offer.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price £410,000

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
Entrance Porch
Reception Hall

Living Room
Kitchen
2 bedrooms
Bathroom
Rear Porch

Garage

15'01 x 8'1
Metal up and over door.

Parking

To the front of the property is driveway parking for 1 to 2 cars

Outside

The property offers a large area of side garden which is laid to lawn. This extends around to the rear of the property. Subject to the permissions being granted the garden to the side offers potential to being developed, all interest parties must make their own enquiries with regards to this.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		51	75
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Services

Mains Water, drainage and electric. Oil.

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

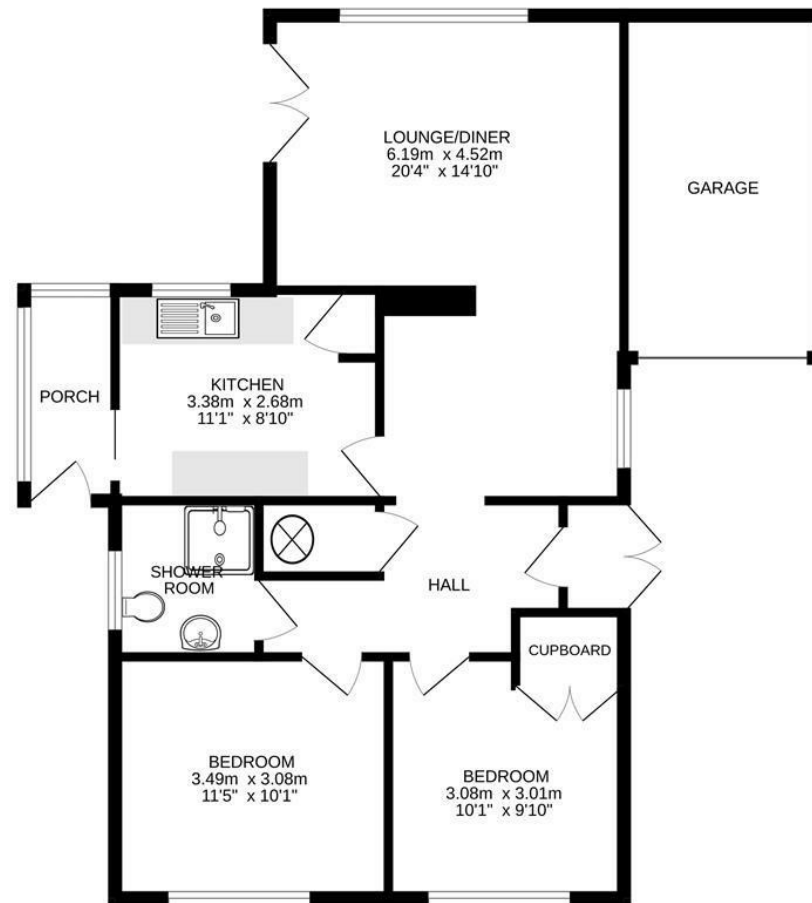
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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



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.

