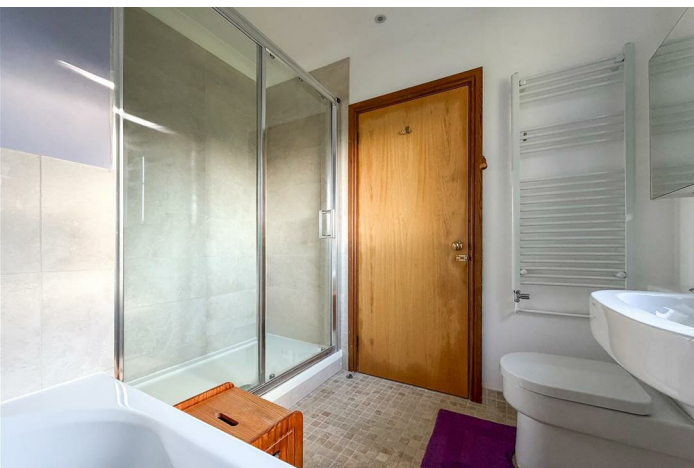


6 Bounder Treath Coverack, TR12 6TP







6 Bounder Treath Coverack, TR12 6TP

Situated in the highly sought after cul de sac of Bounder Treath, this impressive four bedroom detached bungalow offers spacious, versatile living in a wonderfully peaceful setting.

At the heart of the home is the superb kitchen/diner, a true social hub, where double doors create a seamless flow and allow you to stay connected with the rest of the household. The beautifully appointed kitchen features a generous breakfast bar that provides extensive work surface and a perfect space for casual dining or entertaining. Adjacent is a separate utility room, ideal for housing white goods and offering valuable additional storage, ensuring the kitchen remains uncluttered and functional.

The bungalow boasts three well proportioned double bedrooms, including a master bedroom enhanced by its own ensuite shower room. A further single bedroom offers excellent flexibility and would make an ideal home office, nursery or hobby room. The contemporary family bathroom is fitted with both a separate bath and walk in shower, catering to all needs.

Outside, the garden is a particular highlight. Thoughtfully landscaped to maximise space, it features a generous lawn bordered by mature shrubs that provide year round colour and interest. Adding to its appeal is a charming summer house that enjoys delightful sea views, along with a separate games room offering fantastic versatility, perfect as a playroom, studio or additional entertaining space.



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

Guide Price £675,000

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
Cloakroom
Living Room
Kitchen/Breakfast Room
Dining Room
Utility Room
Rear Porch

Bedroom One with Ensuite
Bedroom Two
Bedroom Three
Bedroom Four/Study
Family Bathroom

Garage

A double garage providing plenty of storage with an electric garage door and electric inside.

Parking

Large driveway parking is provided in front of the garage.

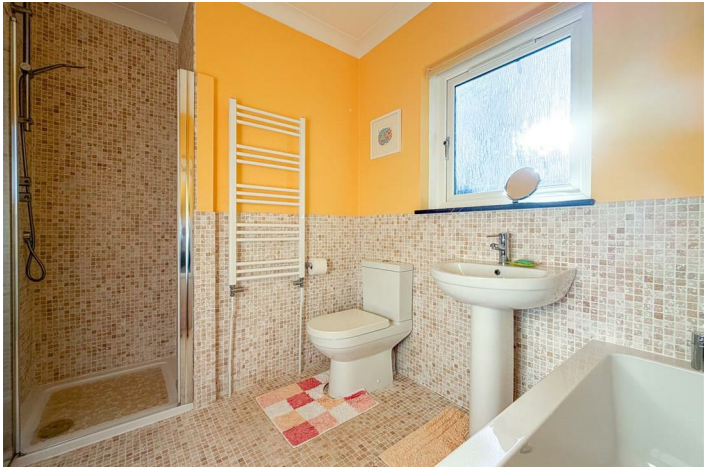
Outside

The property boasts a beautifully landscaped garden, cleverly designed to maximise space and create a private retreat. Fully enclosed, it offers excellent seclusion while a central pond attracts wildlife and adds a calming focal point. In the far corner, a well placed summerhouse provides the perfect spot to relax and enjoy sweeping sea views.

Outbuilding

This versatile room offers excellent flexibility to suit a variety of needs. Currently arranged as a games room, it provides a perfect space for entertaining, hobbies, or relaxing with family and friends. Its adaptable layout makes it ideal for use as a playroom, home office, or additional living area, depending on your requirements.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	71
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 electricity, water and drainage. Oil Fired Central Heating.

Council Tax Band- F**What3Words**

///mouse.badly.juicy

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

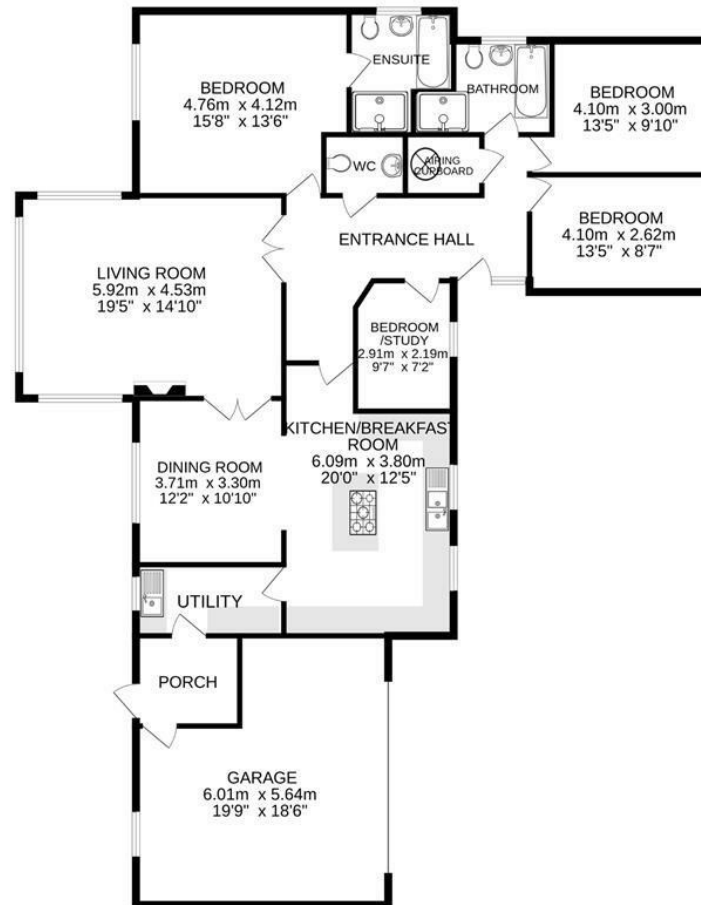
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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.

