

# Tremydden, North Corner Coverack, TR12 6TJ





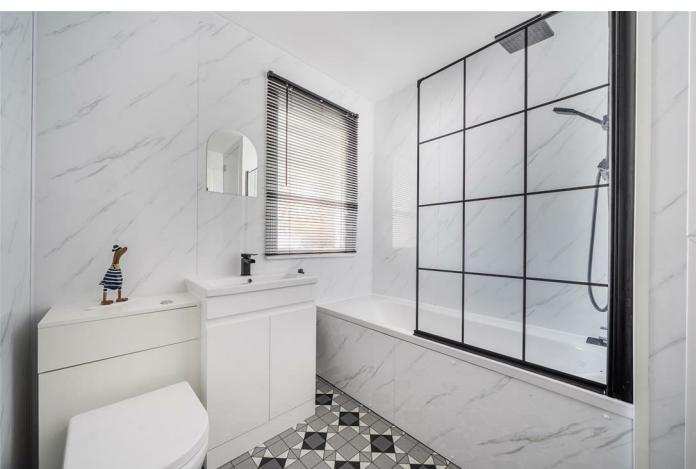
# Tremydden, North Corner Coverack, TR12 6TJ

Located in the ever-popular coastal village of Coverack, this versatile detached home offers generous accommodation, a substantial garden, and easy access to the beach, harbour, and local amenities. Recently modernised, the property is ready to move straight into and enjoy, while still offering plenty of potential to make it your own.

On the ground floor, the hub of the home is a bright and airy lounge, complemented by a separate dining room and a well-equipped kitchen with adjoining utility. A dual aspect reception room provides additional seating space or provides additional flexibility to be used as an extra bedroom depending on your requirements. The expansive conservatory, overlooking the gardens, is ideal for relaxing or entertaining and there is a further two large bedrooms and a contemporary bathroom that completes this level.

Upstairs, the impressive master bedroom enjoys superb sea views, excellent storage, and the added convenience of an en-suite toilet.

Set on a generous plot, the property features extensive gardens, perfect for outdoor living and further development potential. A detached garage with additional storage and off-road parking for at least two vehicles further enhance the practicality of this wonderful coastal home.



The Mather Partnership, Offices in Helston & Hayle  
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Guide Price £750,000

#### 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

Utility Room

Kitchen

Lounge/Diner

Bedroom Four/Reception room

Family Bathroom

Conservatory

Bedroom Two

Bedroom Three

Bedroom One with Ensuite toilet

#### Garage

with an up and over door with electricity inside providing a fantastic amount of storage. An additional section could be utilised as a workshop aswell as a brilliant amount of storage.

#### Parking

Providing off road parking for at least two vehicles.

#### Outside

This generously sized, enclosed garden has been thoughtfully landscaped and sectioned to make the most of the space. Mature shrubs and planting to the borders provide an excellent level of privacy and create a lush, green backdrop throughout the seasons. The garden is predominantly laid to lawn, offering a wide, versatile area that is perfect for garden games, entertaining, or simply relaxing outdoors. Well planned zones give a sense of structure and usability, making it an ideal garden for both families and those who enjoy outdoor living.

#### Services

Mains water, drainage and electricity. Oil central heating.





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	59	
(1-20)	G	35	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

**Rights of Way**

Our client has informed us that the property has pedestrian and vehicular access over the lane to the property.

**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**

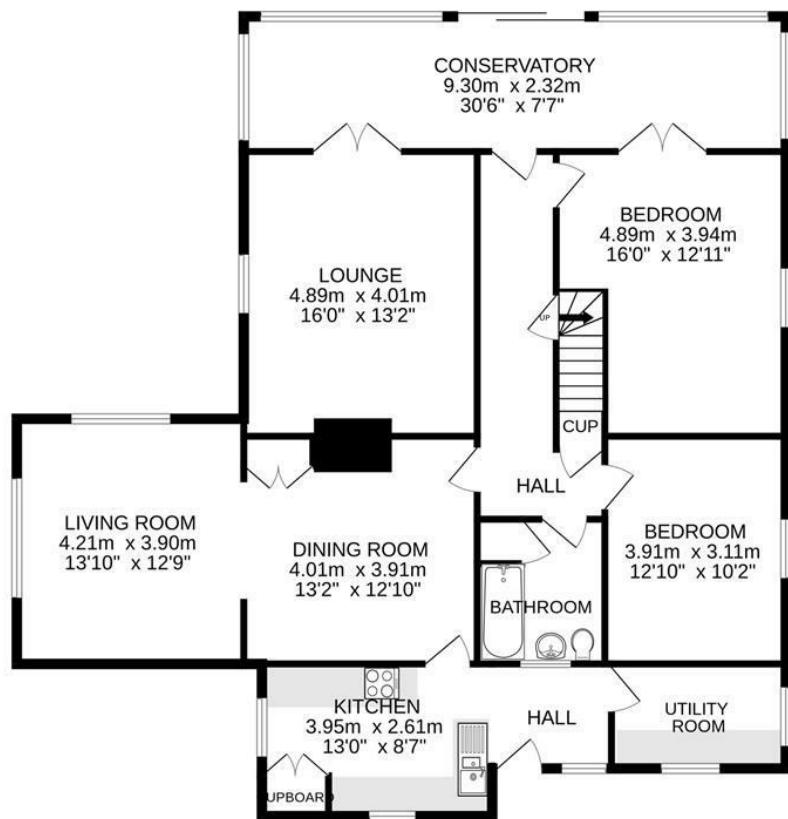
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

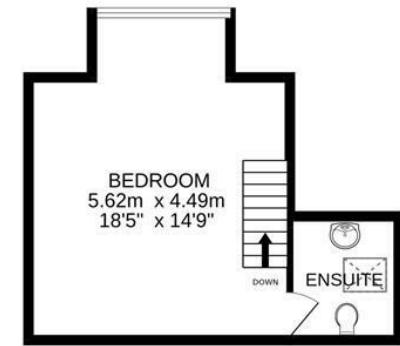
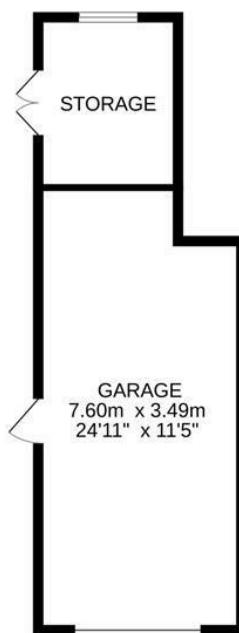
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



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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