



Porthbeer

Coverack





to have or to hold
SOPHIE PAVELLE

Porthbeer, Chynalls Point, Coverack, The Lizard TR12 6SB

Enjoying a stunning edge-of-village setting with panoramic sea and coastal views, this extended detached bungalow offers generous accommodation set within around half an acre of level gardens extending to the coastal slope, helping to preserve the outlook, while coastal footpaths and Coverack harbour are both within easy reach, making this a rare coastal lifestyle opportunity.

Distances

The South West Coast Path – at the end of the garden;
Coverack harbourside – 850 yards (via coastpath); St Keverne – 2.7; Helston – 10.8;
Falmouth – 18.8; Penzance – 23.9; Truro – 24.2; Cornwall Airport – 45.5
(All distances are approximate and in miles)



The Location

Porthbeer occupies a particularly special position, allowing it to enjoy breathtaking views over its gardens and out to sea, whilst remaining within an easy walk of the village and harbourside. Coverack is one of the Lizard Peninsula's most picturesque and sought after coastal villages, centred around its attractive old harbour and well known for its sailing waters, village amenities and access to some of Cornwall's most beautiful coastal scenery. The surrounding coastline is dramatic and unspoilt, with numerous walks directly accessible from the property and a wonderful sense of openness and tranquillity.

The surrounding peninsula is renowned for some of Cornwall's most beautiful and varied scenery, with Kynance Cove, Lizard Point, Mullion Cove and Cadgwith all within easy reach, making this an exceptional setting for walking, sailing, swimming and year-round enjoyment of the coast.

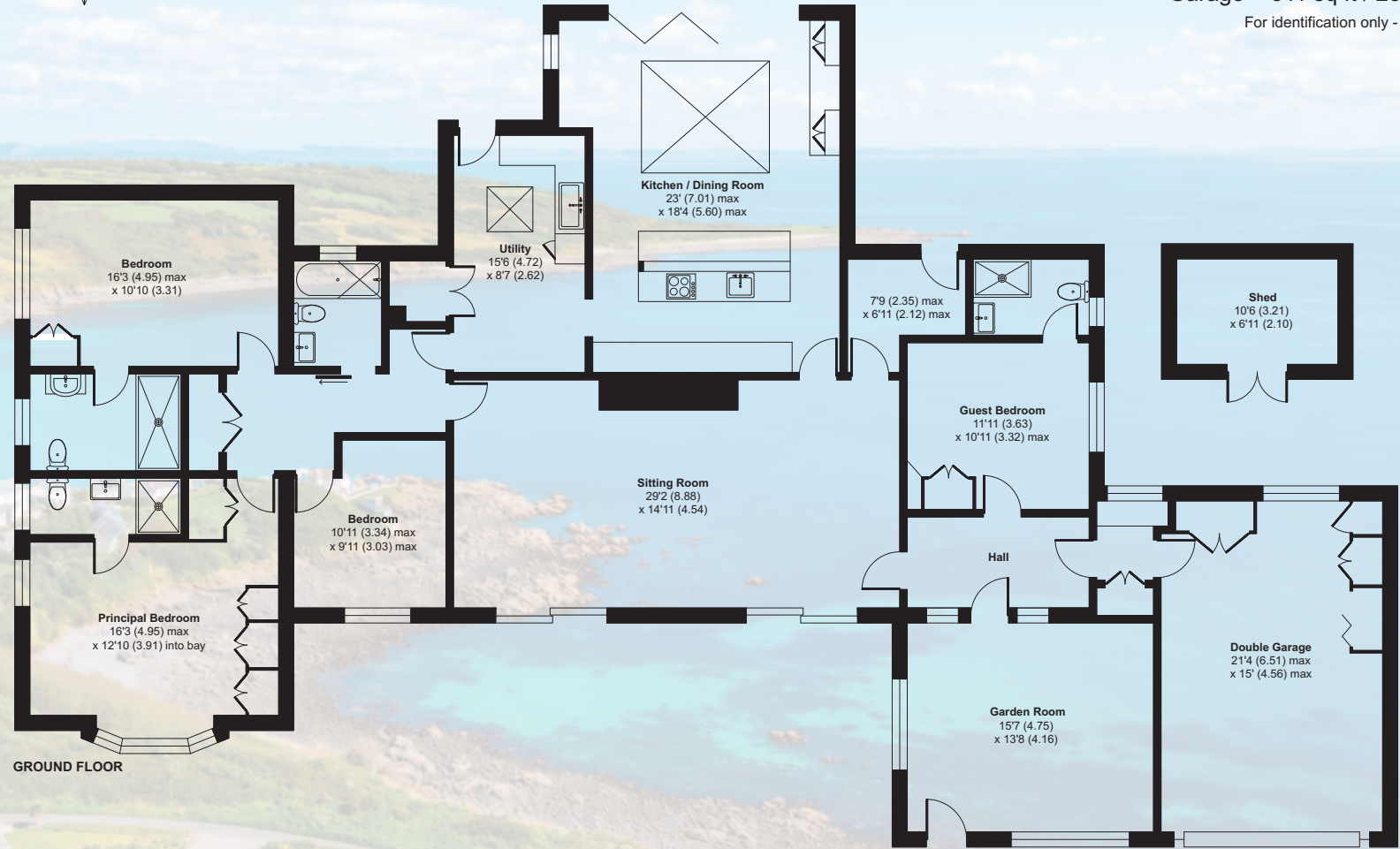
For families, the area is well served by local schooling, with St Keverne Primary School nearby. Mullion primary and secondary schools provide further well-regarded options on the peninsula, and Helston Community College offers secondary and sixth form education within the wider area.

The Lizard also offers an excellent choice of places to stay, dine and entertain guests, from the well-known Paris Hotel on Coverack harbour to the much admired Housel Bay Hotel at Lizard Point and the Polurrian near Mullion, all of which add to the area's strong lifestyle appeal and make it especially attractive for those seeking a home in a destination with genuine year-round draw.

Porthbeer, Coverack, Helston, TR12



Main House = 2370 sq ft / 222
 Total = 2754 sq ft / 255.6 sq m (include garage & outbu
 Outbuilding = 73 sq ft / 6
 Garage = 311 sq ft / 28
 For identification only -



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Shore Partnership Limited. REF: 1432275

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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The Property

- Striking detached part-serpentine stone-faced bungalow
- Exceptional coastal position with panoramic sea and coastline views
- Spacious and flexible accommodation (Porthbeer has been used as a B&B)
- Double aspect living room enjoying the views
- Broad sitting room with woodburner and two sets of patio doors to the front terrace and enjoying the mesmerising outlook
- Extended open-plan kitchen/dining room: a light-filled and sociable space featuring a central island, contemporary fitted cabinetry and generous work tops, opening into a dining area with full-width bi-fold doors providing direct and level access to the garden creating an excellent indoor/outdoor living arrangement.
- Spacious utility room adjoining the kitchen
- Separate bedroom hall leading to the principal bedroom and two further double bedrooms, one enjoying the sea views and the other with en suite and fitted wardrobes
- Guest bedroom with en suite shower room

Gardens, Garage and Parking

- Set centrally within around ½ an acre of level, landscaped gardens
- Granite driveway, in addition to an attached double garage
- Lawned front gardens extending across the drive with mature planting suited to the climate and local fauna
- Incredible views across the front gardens to the sea and coastline
- Well-enclosed and carefully tended rear gardens, seamlessly accessed from the dining room, with sitting-out terracing, various sheds and stores, a greenhouse, and a kitchen garden area with raised beds and fruit trees
- Direct access to coastal footpath

What 3 Words

/// ferrets.armful.organist

Tenure, services and material information

Freehold. Mains water, drainage and electricity. Oil-fired central heating. EV charger.

Council Tax: band F

Broadband: FTC (source: <https://www.openreach.com/broadband-network/fibre-availability>)

Directions

From Helston, take the A3083 towards The Lizard and, just beyond Culdrose, turn left onto the B3293 signposted for St Keverne/Coverack. Continue via Garras towards St Keverne, then follow the signs for Coverack. After a little over six miles from the turning at Culdrose, turn right, signposted Penhallow, Treleaver and Coverack Youth Hostel; this turning is just before the Pace garage. Follow this lane for about a mile, then turn left, again signposted Coverack. Just beyond the Coverack sign, turn right onto the private road signposted Coverack Headland. Continue along this road and the property will be the second on the right, just beyond the thatched cottage.





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WHERE YOU LIVE MATTERS

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