



Parc Lee North Corner, Coverack, TR12 6TJ

£1,100,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Parc Lee North Corner

- FOUR BEDROOM DETACHED RESIDENCE
- MAGNIFICENT PARORAMIC SEA VIEWS
- POST-EDWARDIAN PROPERTY
- NEATLY LANDSCAPED GARDEN
- GROUNDS APPROACHING AN ACRE
- EXCELLENT DEGREES OF PRIVACY
- INDOOR HEATED SWIMMING POOL
- FREEHOLD
- COUNCIL TAX
- EPC D-62



An exceptionally rare opportunity to purchase a post-Edwardian, detached gentleman's residence, discretely located within the highly desirable coastal village of Coverack and enjoying magnificent panoramic sea views.

This unique home exudes timeless elegance and charm and offers an impressive coastal backdrop encompassing Coverack Harbour and the open seas beyond.

Commanding views are a hallmark of this residence, with all the principal rooms and all four bedrooms taking full advantage of the fine marine outlook.

Standing proudly amidst neatly landscaped gardens and grounds approaching an acre, the residence enjoys a southerly aspect and excellent degrees of privacy.

Keen horticulturalists will revel in the lovingly tended formal gardens, mature orchard and sheltered produce areas which are a fitting testament to the efforts of the current owners.

The gardens feature a serene pond, creating a tranquil oasis for wildlife and nature lovers.

A particular highlight of the residence is the impressive conservatory which plays host to an indoor heated swimming pool – a perfect place in which to relax and bathe.

Internally the property features four generous bedrooms, with the master bedroom having an en suite shower room.

A large and well equipped kitchen, pantry and breakfast bar leads on to the dining room with its bay window offering an enviable marine backdrop.

The glorious sitting room adorned with a marble fireplace and wood-burning stove is ideal for those cosy winter evenings, whilst the adjacent study provides a quiet space for work or leisure.

The residence has a large garage with an inspection pit and off road parking for a number of vehicles.

The accommodation in brief comprises, on the ground floor, a kitchen, pantry, inner hallway, cloakroom, dining room, sitting room, study and a conservatory swimming pool.

On the first floor are four bedrooms (master en suite) and a family bathroom.





The residence benefits from double glazing, oil fired central heating and a number of solar panels, which we are advised, are owned outright.

Coverack itself is a Cornish fishing village situated on the Lizard Peninsula, which has been designated as an area of outstanding natural beauty. The Cove itself has a lovely sandy beach which is a popular centre for water sports that include windsurfing, stand-up paddle boarding, sailing and diving. There is an attractive harbour from which a small fleet of traditional fishing boats operate and land their daily catch. There is a public house, restaurants, a shop selling local produce and a primary school.

St Keverne village is a short drive away and has a number of shops, including a butcher's and doctors surgery whilst comprehensive schooling can be found in the nearby village of Mullion. The bustling market town of Helston which has more extensive amenities including national stores and supermarkets, is some eight miles distant.

THE ACCOMMODATION COMPRISES (measurements approx)

CANOPY PORCH

With step and frosted entrance door to the kitchen.

KITCHEN 22'3" x 10' (max) (inc pantry) (6.78m x 3.05m (max) (inc pantry))

A nicely appointed fitted kitchen with working top surfaces, incorporating a one and a half bowl sink with drainer and mixer tap and an electric induction hob with hood over. There are an extensive range of base cupboards and drawers with matching eye level units and attractive display shelving. Integrated appliances include a dishwasher, twin fridges and an electric oven and grill, whilst spaces are provided for a washing machine and dryer. The triple aspect room is flooded with natural light and has windows to the front, side and rear aspects, the latter of which having views beyond the rear garden towards Coverack harbour and out to sea. There is a breakfast bar arrangement, a serving hatch to the dining room, a cupboard housing the electric consumer unit, recessed lighting and vinyl flooring. Internal door to garage and further doors to the inner hallway and pantry.

PANTRY

An extremely useful space with working top surfaces, a range of shelves and a window to the front aspect.

INNER HALLWAY

With window to the front aspect, wood effect vinyl flooring and doors to dining room and cloakroom.

CLOAKROOM

Comprising a low-level w.c, pedestal wash hand basin with tiled splashback, wood effect vinyl flooring and an obscure glazed window to the front aspect.





FOR IDENTIFICATION ONLY

DINING ROOM 10'11" x 9'2" (plus bay window) (3.33m x 2.79m (plus bay window))

Having a lovely bay window and accompanying side windows enjoying a wonderful outlook over the gardens and grounds towards Coverack harbour and beyond. There is a serving hatch to the kitchen and French doors that open out invitingly towards the formal lawned rear garden. Door to the sitting room.

SITTING ROOM 16'2" x 14'1" (plus bay window) (4.93m x 4.29m (plus bay window))

A light and welcoming dual aspect room with picture rails and a stunning feature fireplace with a wooden mantle, marble hearth and surround, housing a woodburning stove and providing an attractive focal point for the room. With a window to the front aspect and a lovely bay window with a panoramic marine outlook

HALLWAY 19'1" in length (5.82m in length)

With an opening to the staircase to the first floor, a door to the under stairs cupboard and windows to the side aspect and conservatory swimming pool. Door to study.

STUDY 14'6" x 11'8" (inc fireplace) (4.42m x 3.56m (inc fireplace))

Enjoying a dual aspect with an open fireplace with brick surround, mantle and hearth. There are multi glazed side windows and doors to the conservatory.

CONSERVATORY SWIMMING POOL 35' x 17'11" (10.67m x 5.46m)

Very generously proportioned, this light filled triple aspect room plays host to a fabulous heated swimming pool. The perfect place to unwind and relax. There is a pool plant area, terracotta floor tiling and an array of windows to the side, front and rear aspects, with doors to the side and rear garden.

An impressive staircase rises and turns to a half landing, continuing on to the first floor.

FIRST FLOOR

LANDING 28'5" in length (8.66m in length)

Well proportioned with impressive balustrade, window to the side aspect and two further windows to the front. There is a loft hatch to the roof space and concertina doors to the airing cupboard, which houses a hot water cylinder with shelving. Doors lead off to bedrooms one to four, together with the family bathroom.

BEDROOM ONE 16'3" x 14'6" (inc built in wardrobe) (4.95m x 4.42m (inc built in wardrobe))

A lovely spacious dual aspect double bedroom with built-in wardrobes with hanging rails and storage shelves over. There are stunning elevated views over the rear gardens and pond towards Coverack harbour and the sea beyond.





EN SUITE

With a white fitted suite comprising a low-level w.c, pedestal wash hand basin with tiled splashback, bidet and a tiled shower cubicle housing a thermostatic shower. There is a shaving point, extractor, heated towel rail, recessed spot lighting and a window to the side aspect.

BEDROOM TWO 16' x 12'9" (inc built in wardrobes and bay window (4.88m x 3.89m (inc built in wardrobes and bay wind)

Comfortable double bedroom with built-in wardrobes with hanging rails and shelves over. A bay window enjoys a panoramic outlook out towards Coverack harbour and the open sea beyond.

BEDROOM THREE 10'4" x 10' (inc built in wardrobe) (3.15m x 3.05m (inc built in wardrobe))

With a concertina door to a built-in wardrobe with hanging rail and shelf and window with delightful views across Coverack village to the bay and harbour.

BEDROOM FOUR 12'7" x 10' (inc built in wardrobe) (3.84m x 3.05m (inc built in wardrobe))

Double bedroom with built-in wardrobe with hanging rail and shelf, shaving point/light, a pedestal wash hand basin with tiled splashback and a window with striking sea views.

BATHROOM

Comprising a white fitted suite with a low-level w.c, pedestal wash hand basin with tiled splashback, panelled bath and a tiled shower cubicle with a thermostatic shower. The dual aspect room has a window to the side and an obscure glazed window to the front aspect. There is a heated towel rail, an extractor, recessed spot lighting, a down-flow heater and vinyl flooring.

OUTSIDE

Approached along a private lane the residence is nicely tucked away with a block paved driveway with parking for a number of vehicles leading on to the garage.

GARAGE 22'3" x 14'1" (6.78m x 4.29m)

Having an electric door, inspection pit, overhead eaves storage, shelving and a Worcester oil fired boiler. There are windows to the rear aspect, an internal door to the kitchen and a service door to the rear garden.







GARAGE AND GROUNDS

Paths lead around to the front and side of the residence enabling access to the wonderful landscaped gardens and grounds to the rear.

A pergola beckons one into the sheltered produce area with scope for growing an excellent variety of fruit and vegetables, complemented by a large adjacent greenhouse, garden shed and further storage shed.

Delightfully private, the mature orchard and grounds host an abundance of fruit trees yielding a number of varieties of apple, damson and plum.

An inviting hedged archway leads into the neatly tended and private formal lawned gardens which enjoy commanding views towards the village, Coverack harbour and the far reaching views of the ocean beyond.

A further pathway entices one towards the magnificent pond which acts as a haven for wildlife and provides a memorable and tranquil oasis of calm for thoughts and reflection.

There are a profusion of mature shrubs, specimen plants and trees throughout these delightful gardens all of which seem certain to entice keen horticulturalists.

SERVICES

Mains electricity, water and drainage. Solar panels.

AGENTS NOTE ONE

We are advised that the residence has a pedestrian and vehicular right of way along the private lane from the highway, with a shared responsibility towards the cost of maintenance and upkeep of the same

AGENTS NOTE TWO

Our clients advise us they own the solar panels outright. Further details are available upon request.

COUNCIL TAX

Council Tax Band E

DIRECTIONS

Proceed down the hill into Coverack. You will see some new builds on your right named Porth Gwel, take the next lane on the right and the property will be found at the end of the lane.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.









MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -
<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -
<https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

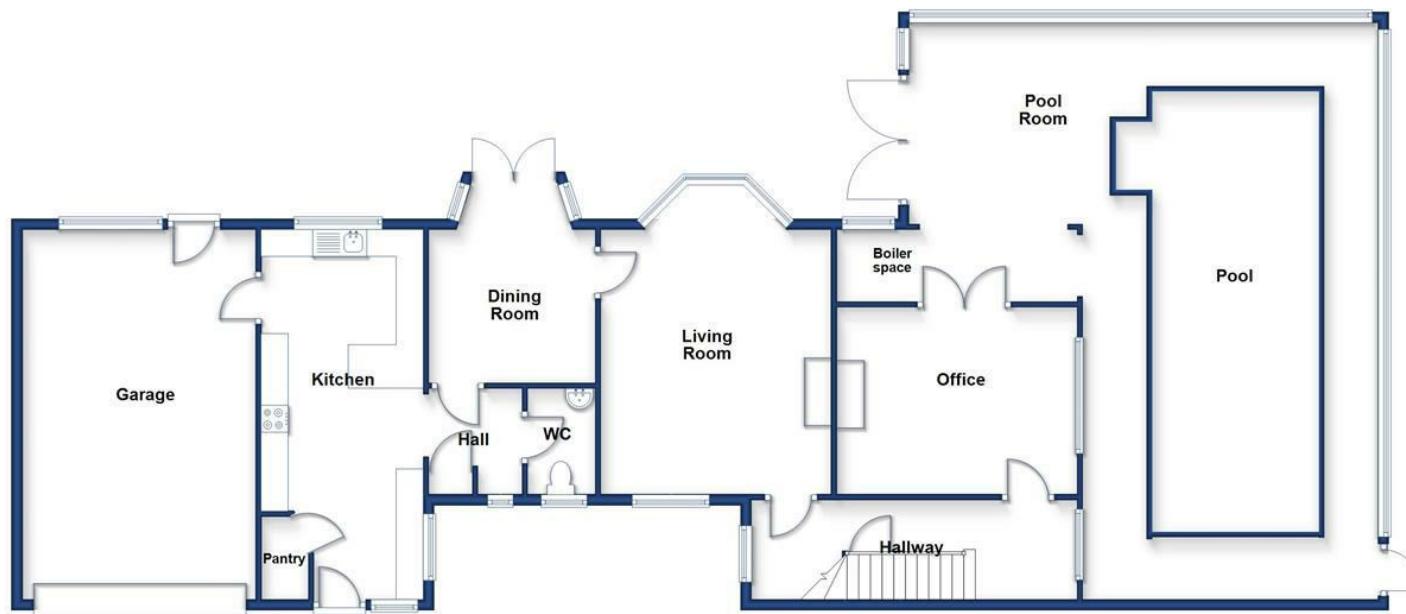
DATE DETAILS PREPARED.

5th August 2025

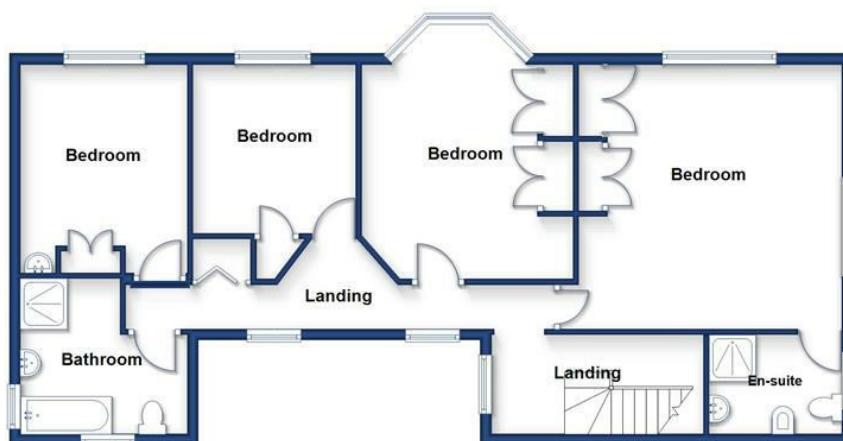




Ground Floor
Approx. 195.0 sq. metres (2098.5 sq. feet)



First Floor
Approx. 93.2 sq. metres (1003.0 sq. feet)



Total area: approx. 288.1 sq. metres (3101.4 sq. feet)

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			
		62	75
EU Directive 2002/91/EC			

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gated areas, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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