



Parnvoose, Church Cove, The Lizard, Helston, TR12 7PH

Guide Price £500,000

A detached, 'chocolate box', Grade II Listed, thatched cottage in this exclusive and unspoilt coastal hamlet, just half a mile from well served Lizard village and with picturesque Church Cove 'on the doorstep'. Providing thoroughly yet most sympathetically modernised accommodation, attractively presented throughout, providing 2 (possibly 3) bedroom accommodation with private off-road parking and surprisingly large gardens, backing onto unspoilt farmland. A perfect investment, holiday or retirement home, close to the southernmost point of the British mainland. Rarely available and with the benefit of immediate vacant possession.

Key Features

- Detached, thatched cottage
- Yards from picturesque Church Cove
- Highly characterful 2/3 bedroom accommodation
- Private parking and surprisingly large gardens
- Grade II Listed
- Excellent village amenities just half a mile away
- Thoroughly yet sympathetically modernised
- EPC rating G



THE LOCATION

Church Cove is situated approximately half a mile east of well served Lizard village, to the south of which is National Trust owned Lizard Point - the southernmost point in mainland Britain. A walk along the tree-lined lane leads down to the cove with the South West Coast Path leading along the shoreline of Falmouth Bay to Cadgwith and Kennack Sands in one direction, and around Lizard Point to Mounts Bay and Kynance Cove in the other. Consequently, some of Cornwall's finest attractions are all close by which, in addition to the above, include Coverack, Poldhu Cove, Porthleven and the sheltered sailing waters of du Maurier's Helford River.

THE PROPERTY

'Parnvoose' is an extremely well maintained and presented cottage with recent works having included rewiring, rethatching of the rear roof pitch, the fitting of a new kitchen, redecoration, the installation of new windows, and the laying of new carpets throughout.

Much charm and character remains with beamed ceilings, log-burners, exposed stone walls, timber panelling and pitched ceilings throughout the first floor. Heating is via new energy efficient electric panel radiators which can be programmed and controlled remotely.

A pretty, thatched, canopied porch opens into a versatile reception/dining hall which, together with all main rooms, enjoys an attractive outlook over the quiet lane to a small area of woodland opposite (in the ownership of 'Parnvoose'), and unspoilt farmland beyond. The lounge is a particularly well proportioned double aspect room, also featuring a log-burner, together with a small study area. A rear hallway leads to the shower room/WC and onto the recently refitted, triple aspect kitchen with appliances. Upstairs, a large landing is suitable for family use as an occasional third bedroom, with the other two double bedrooms both featuring the pitched ceiling as well as deep silled windows to the front elevation.

A private parking area is located immediately adjacent to the side of the cottage and provides space for two/three vehicles. The rear and side gardens are a particular feature, being much larger than expected with various terraces, numerous shrubs, sitting-out areas and a broad rear boundary which backs onto unspoilt farmland. Opposite the front of the cottage, a small area of woodland includes a pretty stream which runs down to the cove.

HISTORICAL NOTE

From the 1870's, steamships from Falmouth brought day-trippers to the cove and visitors would walk up the hill to visit The Lizard Lighthouse and purchase 'serpentine' stone souvenirs, often stopping at 'Parnvoose' for tea, as the property was a tea shop in the 1800's. The property has been owned by our client for the past thirty years, and the previous owner for twenty years.

THE ACCOMMODATION COMPRISES

THATCHED PORCH

Providing sheltered access from the front elevation with courtesy lighting and glass panelled front entrance door opening into the:-

RECEPTION/DINING HALL

A charming introduction to the property with beamed ceiling and deep 'inglenook' fireplace with glass-fronted log-burner on raised hearth. Casement window to the front elevation with built-in window seat enjoying an attractive outlook over woodland and countryside opposite. Staircase rising to the first floor landing with large storage cupboard under. Wall light points, electric Rointe computer controlled radiator. Timber panelled wall and door opening into the:-

LOUNGE

An attractive, light, double aspect room with deep silled casement window to the rear elevation and three deep silled windows, one with window seat to the front, again enjoying an attractive lightly wooded outlook. Beamed ceiling, two Rointe electric radiators, wall light points, glass-fronted log-burner on raised hearth. Timber door to a:-

STUDY

Modern trip switching and meters, casement window to the rear elevation.

REAR HALL

Door to the rear garden, quarry tiled flooring, broad window with quarry tiled sill to the rear elevation, Rointe electric radiator.

GROUND FLOOR SHOWER ROOM/WC

White three-piece suite comprising a low flush WC, pedestal wash hand basin with tiled splashback and broad walk-in fully tiled shower cubicle with Mira instant shower and sliding screen. Casement window to the front elevation, ceramic tiled flooring, strip light/shaver socket.

KITCHEN

Recently refitted with an attractive range of wall and base units with tall brushed steel handles and timber-effect worksurfaces between with complementary metro tiled splashbacks. Triple aspect with deep silled windows to the rear, side and front elevations, providing much natural light and an attractive outlook over the surrounding gardens and woodland. Lamona four-ring ceramic hob with oven/grill below and illuminated extractor canopy over. Inset stainless steel sink unit with mixer tap and cutlery drainer. Recesses with plumbing for washing machine and dishwasher. Fridge recess. Timber panelled ceiling, access to over-head loft storage area, quarry tiled flooring.

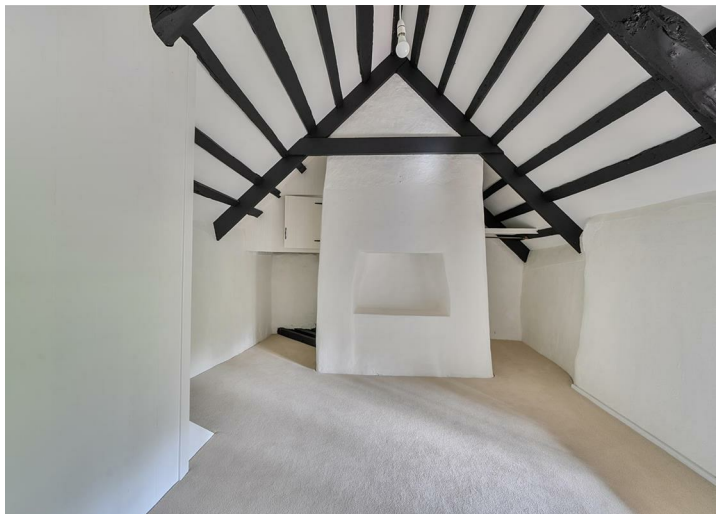
FIRST FLOOR

BEDROOM ONE

Featuring an original chimney breast with deep alcoves to either side, one with a fitted cupboard, the other with shelving and hanging rail. Pitched ceiling with exposed beams, deep silled casement window to the front elevation, again overlooking adjacent woodland.

LANDING

A versatile open-plan landing with pitched ceiling with exposed beams to the apex - a feature throughout the first floor. Casement window to the front elevation with deep quarry tiled sill. Rointe electric radiator, wall light points, timber panelled walls and doors to the bedrooms.



BEDROOM TWO

Pitched open beamed ceiling, casement window to the front elevation with deep quarry tiled sill.

THE EXTERIOR

'Parnvoose' enjoys an extremely broad frontage to this quiet Cornish lane, a no-through road, which only leads to the handful of properties in Church Cove.

STREAM AND WOODLAND

Located directly opposite the cottage, the property owns the area of woodland to either side of the stream, which provides an extremely attractive and protected outlook from the property.

PARKING AREA

Located to the side of the property, tarmacadamed and providing sufficient private off-road space for two/three vehicles. Well enclosed by stone walling and mature shrubberies with timber fencing and gateway which leads to the rear of the property.

REAR GARDENS

Slate steps lead to a much larger than to be expected garden which backs directly onto unspoilt farmland. There are various trees, shrubs and fruit bushes, together with a modern store and block-built log store. Semi-circular walling with pathways to either side and to the rear leading to the:-

SIDE GARDEN

This area has been substantially landscaped and beautifully planted over the years with lawned terraces, paved pathways, an outside dining terrace, pond and retaining walls and pathways. These gardens contain a mass of snowdrops and other specimen plants including rhododendrons, firs and palms, etc. To the extreme eastern edge, there are even, at certain times of the year, views to the sea which is just a few moments' walk away.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected to the property. Economic electric heating.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Joint Sole Agents - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813 or Christophers, 5 Wendron Street, Helston, TR13 8PT. Telephone: 01326 565566.

DIRECTIONAL NOTE

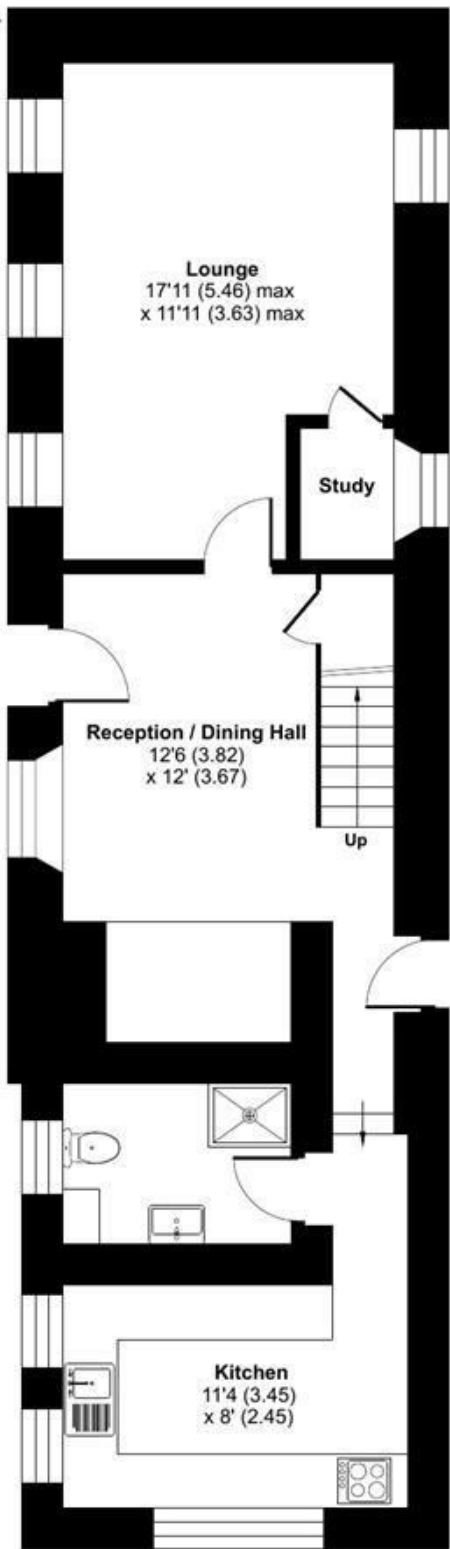
Proceed into the village of The Lizard, at the centre of which take the left-hand turning, signposted 'Church Cove'. Proceed along Beacon Terrace for approximately 1/4 of a mile and then take the turning on the right to Church Cove. Proceed out of the village, around the sequence of bends, after which the property will be found on the left-hand side, just approximately 350 yards (check) from the cove itself.



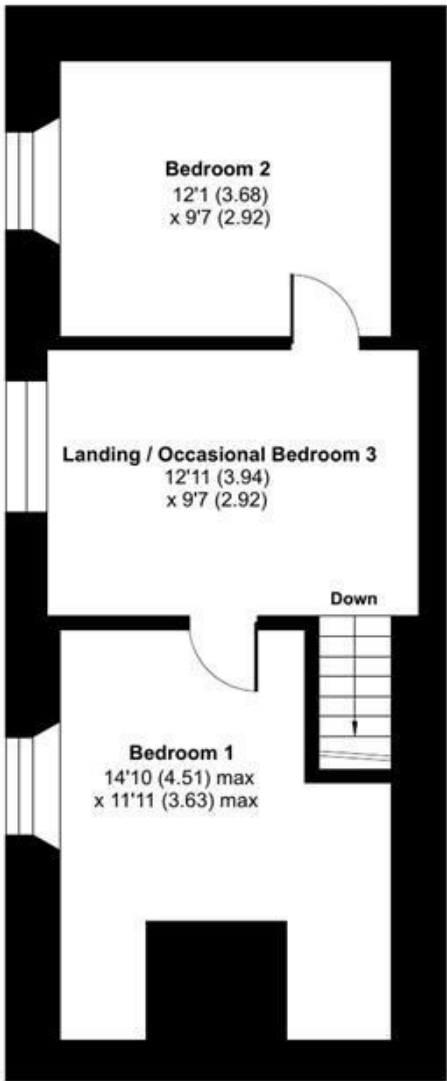


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Approximate Area = 1040 sq ft / 96.6 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2026. Produced for Laskowski & Company. REF: 1439153