



Churchtown Farm,
Church Cove, The Lizard

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Church Cove, The Lizard, Helston TR12 7PH

Guide Price - £350,000 Freehold

An historic former farmhouse in need of full refurbishment nestled within the exclusive and picturesque setting of Church Cove on The Lizard.

The Property

The origins of this fascinating home date back more than 400 years to the 17th Century, confirmed by the official Grade II listing which includes the two quaint thatched cottages attached.

Once thatched, this old cob and stone farmhouse is in need of complete repair and restoration, the end result of which could be one stunning multi-faceted family home or two homes perhaps for multi-generational living or letting, the architecture of which would reflect the two principal periods in this property's history.

The property itself is to be sold with the benefit of gardens to two sides and off-road parking for two vehicles.





Approximate Area = 2425 sq ft / 225.2 sq m

Outbuilding = 82 sq ft / 7.6 sq m

Total = 2507 sq ft / 232.8 sq m

For identification only - Not to scale

EPC G Council Tax Band E

Services

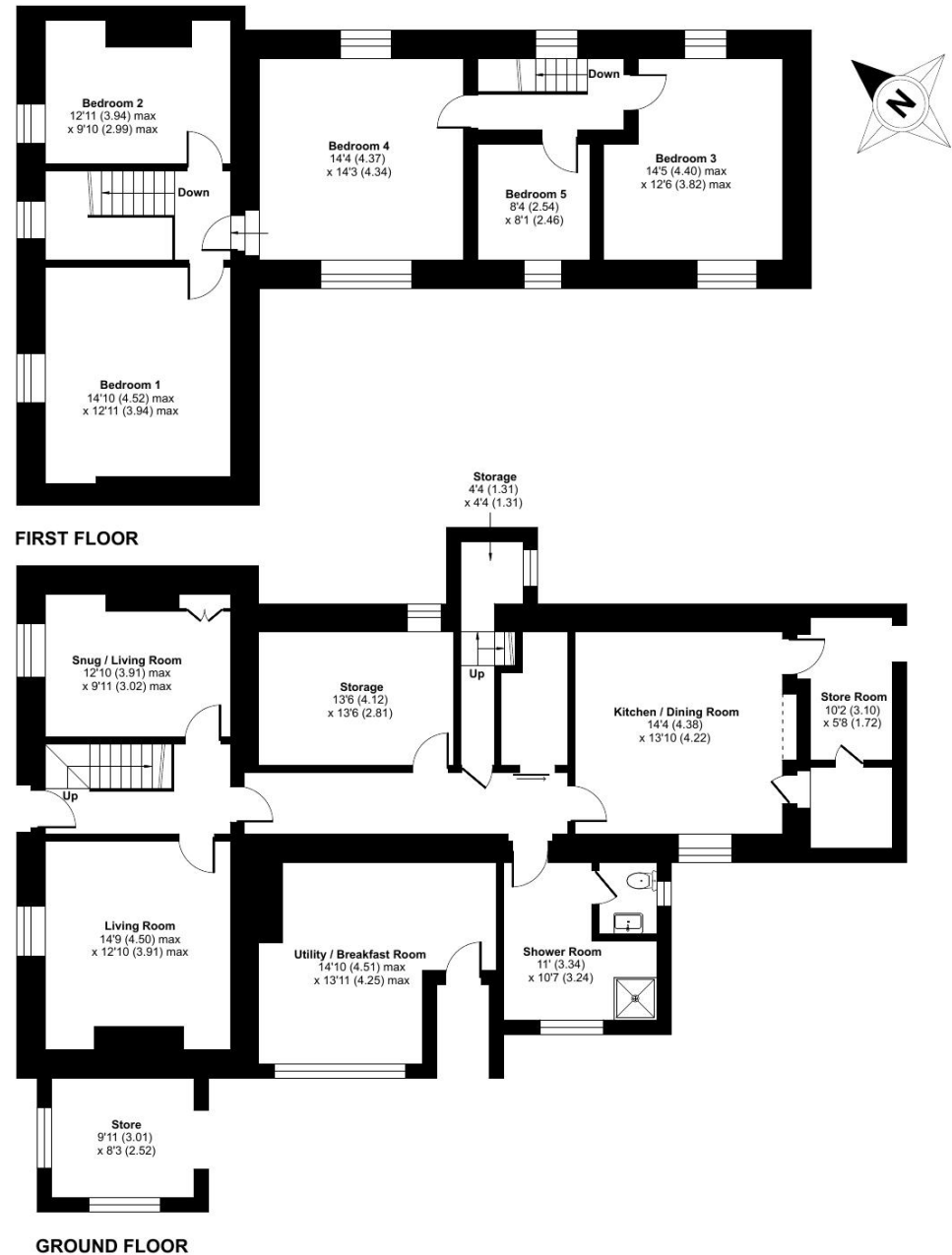
Mains water and electricity. Private drainage..
None of these services have been tested and
therefore no guarantees can be given.
Interested parties are advised to make their
own enquiries to the relevant service
providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit
of all wayleaves, easements and rights of way
as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of
these particulars, their accuracy is not
guaranteed and they do not constitute any
part of an offer or contract. Any intending
purchaser/s must satisfy themselves by
inspection or otherwise as to the correctness
of these particulars.



Location

The ancient hamlet of Church Cove is an incredibly picturesque corner of the UK's southernmost point of the Lizard Peninsular. The nearby village shop will cater for most daily needs but it is the incredible natural surroundings famous for smuggler's coves, unforgiving cliffs and breathtaking coastline that are the true reasons for living in this unique part of Cornwall. The region is dominated by the sea, reflected in local customs and history. The lifeboat station is a short walk away along the breathtaking coastal paths which overlook beautiful clear waters. Helston, renowned for its annual Flora Day is approximately 12 miles away where there is a range of shopping, schooling, health and leisure facilities.

Viewing

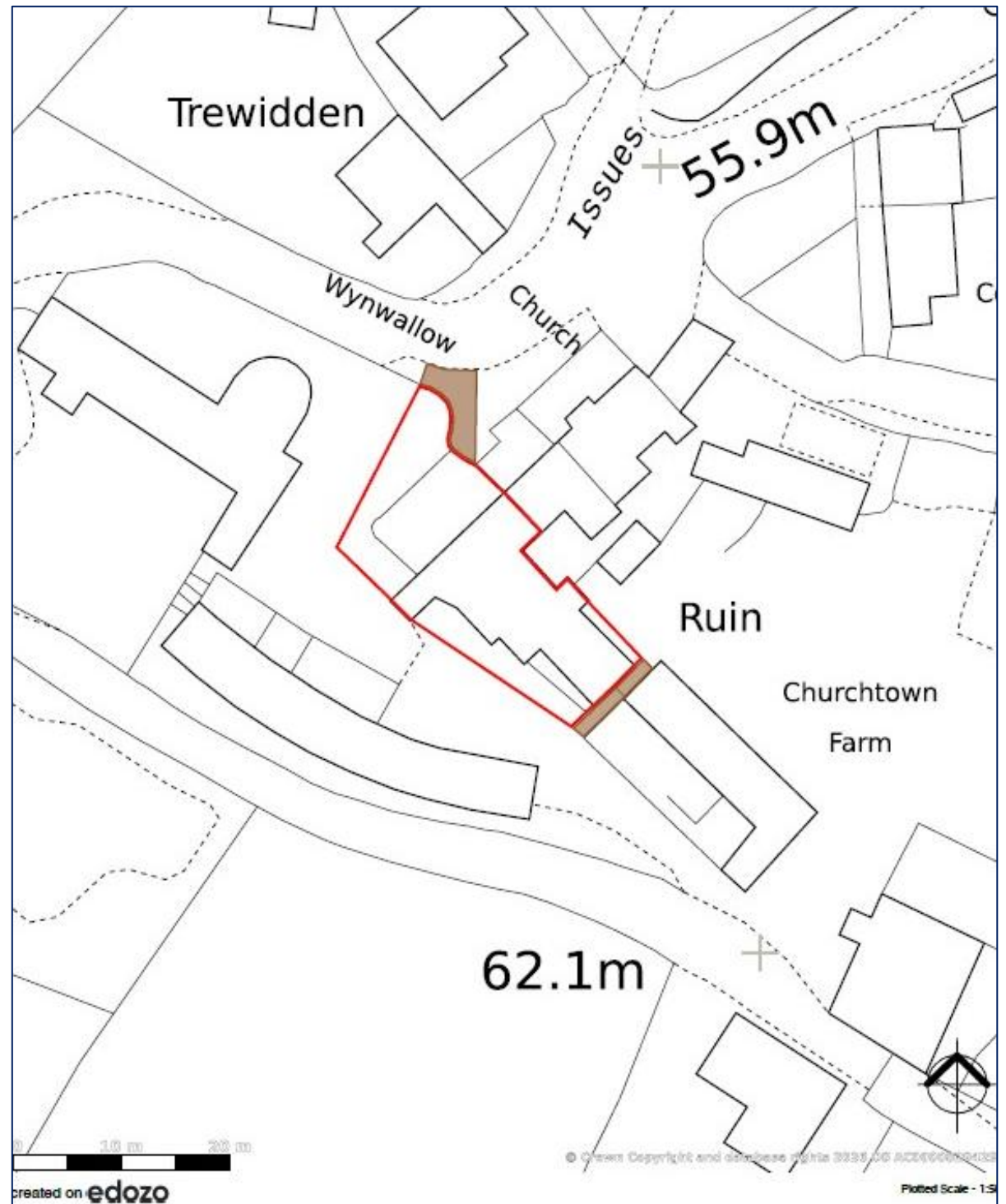
Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

From Helston head south on the A3083 and follow the signs for The Lizard. Upon entering the village bear left onto Cross Common and follow the road towards St Wynwallows Church where the property for sale will be found on the right-hand side next to a pair of thatched cottages, just before the Church.

what3words///unfit.steps.knocking





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