



**3 Porth Gwel North Corner, Coverack, TR12 6TJ**

£995,000 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

### 3 Porth Gwel North Corner

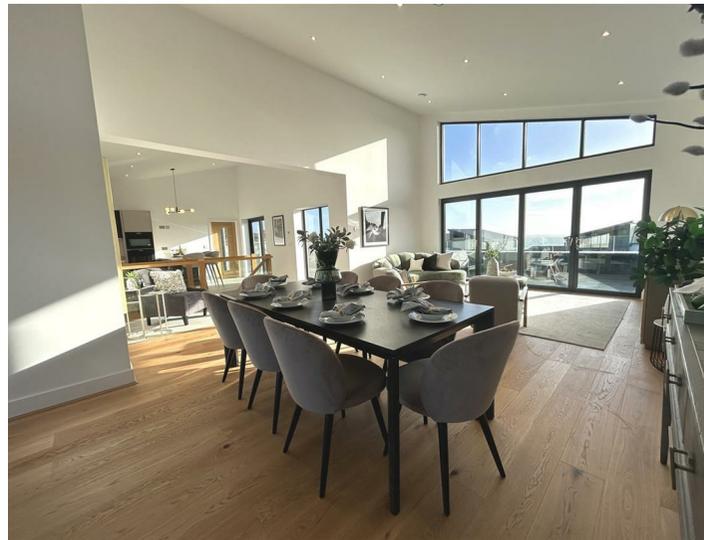
- LUXURY NEW DEVELOPMENT
- FIVE BEDROOM DETACHED EXECUTIVE STYLE RESIDENCE
- IMPRESSIVE VIEWS OVER THE VILLAGE AND OUT TO SEA
- AIR SOURCE HEAT PUMP AND UNDERFLOOR HEATING
- GARDEN AND PATIO AREA
- DOUBLE GARAGE AND PARKING
- FREEHOLD
- COUNCIL TAX G
- EPC C-80



Situated within the luxury new development of Porth Gwel in this sought after Cornish fishing village of Coverack is this brand new, five bedroom detached executive style residence. This impressive reverse level home is designed to take full advantage of the views over the village and out to sea, boasting many refinements of modern living from air source heating and under floor heating, to a stylish fitted kitchen with an array of built-in appliances and two bedrooms with en-suite bathrooms. Built by a highly regarded local developer, 3 Porth Gwel is the final property remaining on this bespoke development.

To the outside there is a large garden to the front which is mainly laid to lawn and has a good sized patio area. To the rear of the residence is parking for a number of vehicles and a double garage.

In brief, the accommodation on the ground floor comprises a hall, five bedrooms, two of which boast en-suite facilities, and a master also having a walk-in dressing room. On the first floor is a fabulous open plan lounge kitchen/diner, utility room, w.c. and a snug.





Coverack itself is a quintessential Cornish fishing village being 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 (DIMENSIONS APPROX)**

**A DOOR TO THE HALL**

**HALL**

With engineered oak floor, built-in cupboards one of which houses the water cylinder and boiler, outlook to both the front and rear and a door to the rear garden. Doors to various rooms open from the hall and a stylish open tread staircase with glass balustrading ascends to the first floor.

**MASTER BEDROOM 11'6" x 11'3" (3.51m x 3.43m)**

An exceptional master suite designed for luxury and comfort enjoying views across other properties and out to sea opening into the walk in dressing room and en-suite.

**WALK-IN DRESSING ROOM 11' x 4'9" (3.35m x 1.45m)**

A luxurious space offering a boutique style dressing experience!

**EN-SUITE**

The en-suite boasts an indulgent shower cubicle with shower which has both a rain and flexible shower head. A freestanding bath. W.c. with concealed cistern and wall mounted wash basin with mixer tap over and drawer under. There is a heated towel rail, tiled walls, tiled floor and a mirror with touch sensitive controls. The room has low level motion sensed decorative lighting.

**BEDROOM TWO 13'3" x 12' (4.04m x 3.66m)**

An outlook to the rear aspect, over other properties and maximising the views out to sea with door opening to the en-suite.

**EN-SUITE**

An attractive bathroom comprising a free standing bath, with mixer tap and flexible shower hose over, a wall mounted wash basin with mixer tap over and cupboards under, close coupled w.c. with concealed cistern and a shower cubicle with both rain and flexible shower head. There are tiled walls, tiled floor, heated towel rail, mirror with touch sensitive controls, obscure window to the rear and motion sensed low level decorative lighting.

**BEDROOM THREE 18'2" x 11'8" (maximum measurements)**

**(5.56m x 3.58m (maximum measurements))**

With an outlook to the front and rear over other properties and out to sea.

**BEDROOM FOUR 14'3" x 8'9" (maximum measurements)**

**(4.34m x 2.67m (maximum measurements))**

With an outlook to the front.





**BEDROOM FIVE 10'6" x 10'3" (3.20m x 3.12m)**

With an outlook to the front,

#### **FIRST FLOOR**

**LOUNGE KITCHEN/DINER 36'3" x 26'6" (narrowing to 12'9") (11.05m x 8.08m (narrowing to 3.89m))**

A fabulous open plan space with vaulted ceiling, bi-fold doors to the front and rear, which open onto balconies. The front balcony, in particular takes full advantage of the views across other properties and out to sea.

#### **KITCHEN AREA**

A contemporary kitchen comprising working top surfaces, incorporating a one and half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. An array of built-in appliances include an oven, microwave, hob with hood over, dishwasher, fridge/freezer and a wine cooler. There is an outlook to the front and rear and a Juliette balcony takes full advantage of the sea views over other properties. There is a door to the snug and a door to the utility room. Overall a high end kitchen which is visually striking and offering a real 'wow' factor!



**UTILITY ROOM 10' x 6'6" (narrowing to 3'3") (3.05m x 1.98m (narrowing to 0.99m))**

Tiled floor and working top surface with cupboards and drawer under, further cupboards and a washing machine and tumble drier. There is access to the loft, an obscured window to the front and a sliding door to the w.c.

#### **W.C.**

With a concealed cistern, wall mounted wash basin with mixer tap over, tiled floor, heated towel rail, an obscured window to the front.

#### **SNUG 20' x 10' (6.10m x 3.05m)**

A triple aspect room with an outlook over other properties and out to sea. There are two Juliette balconies and impressive vaulted ceiling.

#### **OUTSIDE**

The outside space has a very good sized rear garden, which is mainly laid to lawn and provides a good sized patio area. To the rear of the property is a parking area for a number of cars, which leads to a detached double garage.

#### **DETACHED DOUBLE GARAGE 24'6" x 23'9" (7.47m x 7.24m)**

With two single electric garage doors which are remotely operated and the garage is dual aspect with a door to the outside and has a vaulted beamed ceiling.

#### **SERVICES**

Mains water, electricity, private drainage, MVHR ventilation system and air source heating.

#### **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/>

#### **COUNCIL TAX**

Council Tax Band G.









#### **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 September 2025.

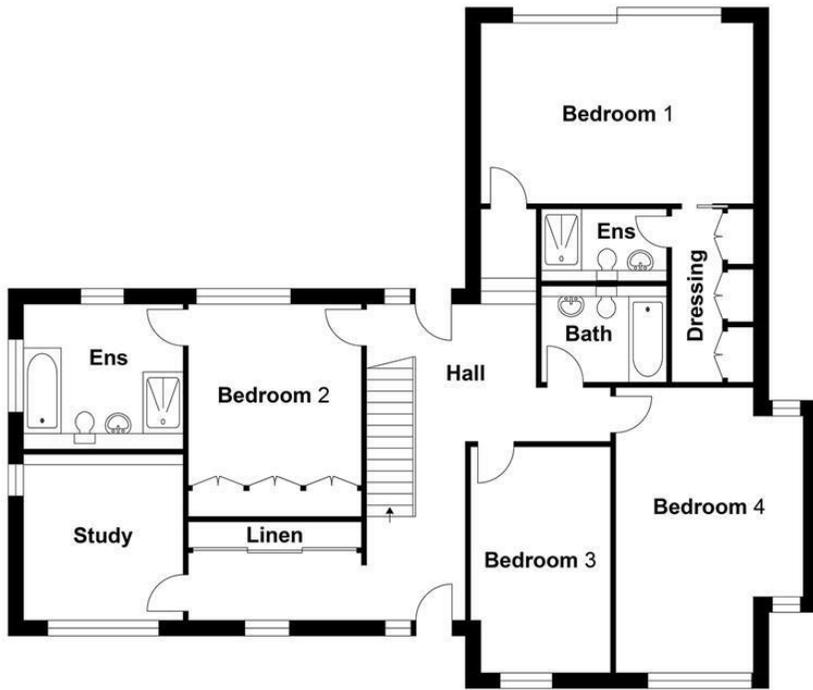
#### **AGENTS NOTE ONE**

On acceptance of an offer, the purchaser will be required to pay a non refundable £5000 reservation fee and will be required to achieve an exchange of contracts within six weeks. Once this has been paid, the property will be marked as 'sale agreed' and no further viewings will take place. This money will then be deducted from the sale price on completion of the sale.

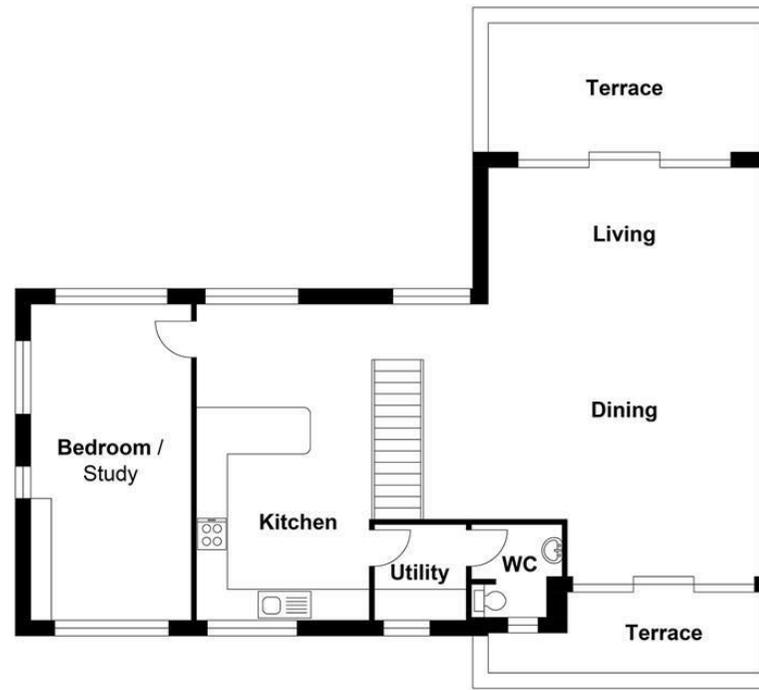
#### **AGENTS NOTE TWO**

We are advised that the access road is unadopted and there is a management company set up between the residents for upkeep at 25% each.





**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



## Christophers Estate Agents

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