

Parnvoose Church Cove, The Lizard, TR12 7PH

£500,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Parnvoose Church Cove

- CHARMING DETACHED GRADE II LISTED THATCHED COTTAGE
- HIGHLY REGARDED CHURCH COVE LOCATION
- SYMPATHETICALLY UPDATED WITH MODERN COMFORTS
- IMPRESSIVE INGLENOOK FIREPLACE WITH WOOD BURNER
- MATURE GARDENS WITH TERRACES AND PATIO AREAS
- OFF-ROAD PARKING TO THE FRONT
- FREEHOLD
- COUNCIL TAX E
- EPC G16

A charming detached Grade II Listed thatched cottage, beautifully positioned in the highly regarded Church Cove area of The Lizard, Britain's most southerly mainland village.

The property has been sympathetically updated during the current owners' tenure, successfully combining an abundance of character and charm with the comforts and refinements of modern living. Recent improvements are advised to include rewiring, rethatching of the rear roof pitch, a modern fitted kitchen, redecoration, new windows and carpets.

The accommodation is approached via a covered entrance and opens into a welcoming reception/dining room, featuring an impressive inglenook fireplace with wood-burning stove, a lovely focal point and a perfect setting for relaxing or entertaining. From here, the accommodation continues into a comfortable lounge, together with a small study. A modern shower room is also located on the ground floor along with a recently fitted modern kitchen.

Outside, the property benefits from private parking to the front. To the rear and side is a particularly attractive mature garden, which is a real feature of the property. The gardens are well established and beautifully planted, with an abundance of plants, trees and shrubs, together with a number of terraces and patio seating areas providing excellent spaces in which to relax and enjoy the surroundings.

The property is situated within a short stroll of Church Cove and the South West Coast Path, making this an appealing opportunity for those seeking a home in a particularly beautiful coastal location.

The Lizard is mainland Britain's most southerly village and occupies a spectacular position on the peninsula where the Atlantic Ocean and English Channel meet. The area is renowned for its outstanding beauty and has been designated as an Area of Outstanding Natural Beauty.







This home is well placed to enjoy all that this vibrant village community has to offer. The village, within a stroll of the property, provides a range of amenities including a doctor's surgery, butcher, food outlets, and several well-regarded pubs and restaurants. There is a well regarded primary school in the village, while a comprehensive school can be found in nearby Mullion, approximately four miles away. The market town of Helston lies around 11 miles distant, offering a wider range of amenities including national retailers and a leisure centre with an indoor swimming pool.

THE ACCOMMODATION COMPRISES (MEASUREMENTS APPROX)

From the thatched porch with courtesy light a panelled glazed door leads to:

RECEPTION/DINING AREA 12'6" x 12'0" including staircase (3.82 x 3.67 including staircase)

A charming and character-filled reception room featuring a beamed ceiling and impressive inglenook fireplace with log-burning stove set upon a slate hearth. A front-aspect window incorporates a built-in window seat. The staircase rises to the first floor, with part-panelled walls adding further character. A modern Rointe thermostatically controlled electric heater provides heating. Door to:

LOUNGE 17'10" x 11'10" max measurements (5.46 x 3.63 max measurements)

Again with beamed ceilings and three windows to the front aspect one with a window seat. The room is warmed by a further log burner and there are two Rointe thermostatically controlled electric heaters. Door to

STUDY

A useful space with window to the rear aspect and this area houses the modern electric consumer unit.

INNER HALLWAY

With tiled flooring, window to the rear aspect, Rointe electric radiator and doors to:

KITCHEN 11'3" x 8'0" (3.45 x 2.45)

Recently refitted in an attractive pale green finish, the kitchen combines contemporary convenience with the character of the property. Wood-effect worktops incorporate a stainless steel sink and drainer, together with a ceramic hob and extractor hood over, complemented by metro-tiled splashbacks.

There is a good range of base, drawer and wall-mounted units, along with a built-in electric oven. Spaces are provided for a washing machine, dishwasher and fridge freezer. The room benefits from tiled flooring, timber panelling and a loft hatch providing access to the roof space. Windows to the front, side and rear elevations .

FIRST FLOOR

BEDROOM ONE 14'9" x 11'10" max measurements (4.51 x 3.63 max measurements)

With feature original chimney breast with alcoves to the side one of which has a cupboard and the other has shelving and hanging rail. This characterful room has vaulted ceilings with exposed beams, window to the front elevation.

BEDROOM TWO 12'0" x 9'6" (3.68 x 2.92)

Again with a vaulted ceiling with exposed beams and a window to the front aspect.

LANDING/OCCASIONAL BEDROOM 12'11" x 9'6" (3.94 x 2.92)

A versatile space again with a vaulted ceiling with exposed beams, window to the front aspect, Rointe electric radiator, part timber paneled walls and doors back to the bedrooms.

OUTSIDE

To the front of the property, across the lane, is an area of woodland with a stream, providing a pleasant outlook. To the side, there is a parking area with space for at least two vehicles, while a timber gateway provides access to the rear of the property.

GARDENS

The gardens extend predominantly to the rear and side of the property and are a particular feature, having a wonderfully mature character and being exceptionally well stocked with an impressive array of plants, trees and shrubs. The grounds incorporate a lawn, paved pathways, outside seating areas and altogether creating a delightful and attractive garden that offers a wonderful setting in which to relax and entertain.

SERVICES/UTILITIES

Mains water, electricity and drainage. Modern electrical thermostatically controlled radiators.

WHAT3WORDS

clinking.meaty.fumes

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

AGENTS NOTE ONE

Please note that the property is thatched and we are advised that it was re-thatched and re-ridged in 2024.

AGENTS NOTE TWO

We are advised that parts of the property are cob and purchasers who require finance should satisfy themselves that their lender will lend on this property.

AGENTS NOTE THREE

We are advised that the property is Grade II listed and further details can be found using the listing reference number 1141919.

AGENTS NOTE FOUR

Please be advised if you are viewing the property there are CCTV cameras at the dwelling.

ANTI-MONEY LAUNDERING

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

COUNCIL TAX

Council Tax Band

DATE DETAILS PREPARED.

29th September 2026.

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/

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.









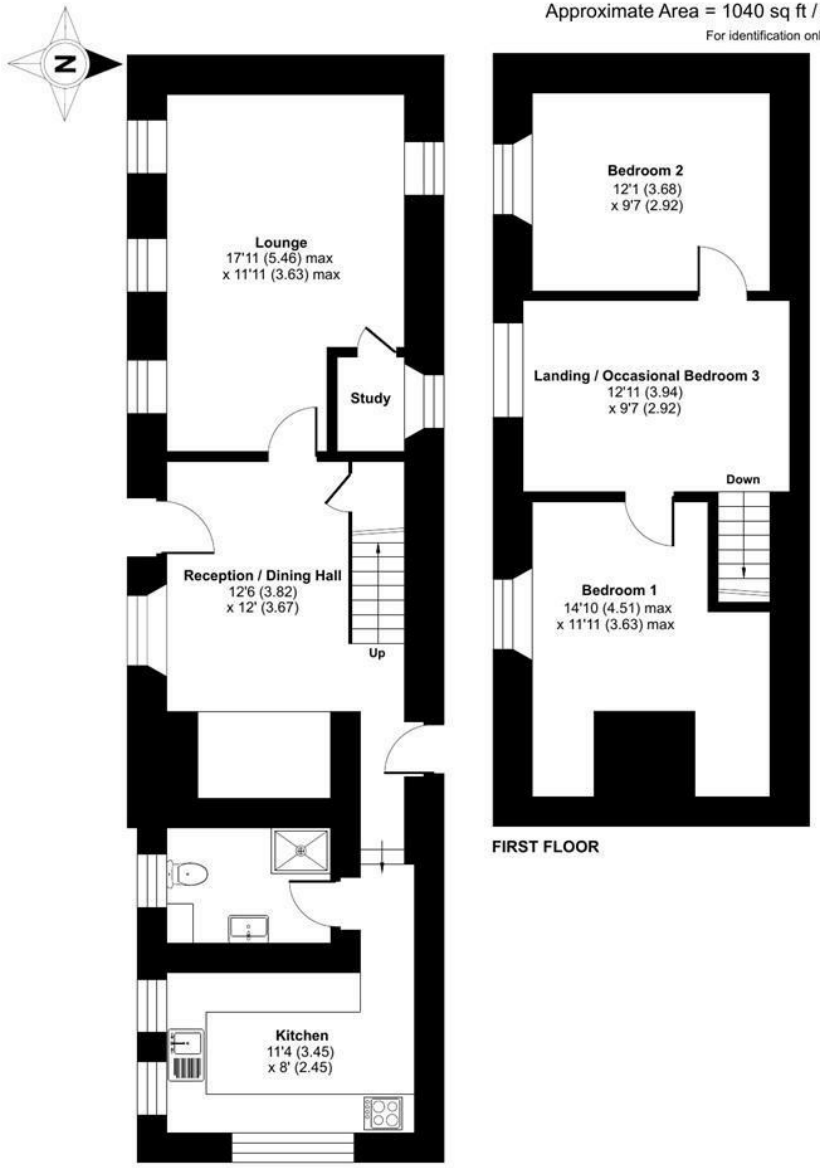




Church Cove, The Lizard, Helston, TR12

Approximate Area = 1040 sq ft / 96.6 sq m

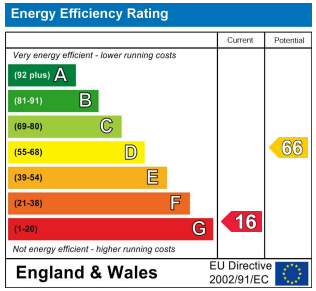
For identification only - Not to scale



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

PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



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. Gardens, 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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