



**Lan Tallic Polcoverack Lane, Coverack, TR12 6TD**

**£785,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# Lan Tallic Polcoverack Lane

- DETACHED THREE/FOUR BEDROOM COASTAL HOME
- ELEVATED POSITION COMMANDING WONDERFUL COASTAL AND RURAL VIEWS
- EXTENSIVE PRIVATE GARDENS EXTENDING TO APPROXIMATELY 3/4 OF AN ACRE
- TRIPLE ASPECT CONSERVATORY WITH PANORAMIC VIEWS
- FLEXIBLE DINING ROOM / HOME OFFICE / BEDROOM FOUR
- PARKING GARAGE AND OUTBUILDINGS
- POTENTIAL TO CREATE A FOREVER COASTAL HOME
- FREEHOLD
- COUNCIL TAX E
- EPC F24



Enjoying an elevated position above the stunning cove at Coverack, this property commands fabulous coastal and rural views, set within approximately three quarters of an acre of private gardens. Offering light and versatile accommodation, it presents an exciting opportunity to create a wonderful forever home by the sea.

The ground floor features a kitchen breakfast room with breakfast bar, enjoying lovely views over the gardens and countryside beyond, with ample storage and direct access outside. The dining room is beautifully positioned with views stretching down the gardens to the sea and benefits from sliding doors opening onto the garden, offering flexibility as a potential home office or fourth bedroom. The lounge is both light and cosy, again taking in superb views across the gardens towards the cove, and flows into a triple aspect conservatory, a superb vantage point from which to enjoy the scenery in all seasons.

On the first floor are three bedrooms, a family bathroom and a separate WC. The master bedroom is spacious and dual aspect, while the second double bedroom enjoys access to a balcony, an ideal spot for morning coffee or evening relaxation.

The gardens are a true highlight, offering a rare sense of peace, privacy and seclusion. Mainly laid to lawn, they are interspersed with mature trees and shrubs, meandering paths, two patio seating areas, and areas left wild to encourage nature, providing a wonderful blank canvas for keen gardeners.

Further benefits include a garage, outside WC/store and a useful utility or potting room.

Situated close to the South West Coast Path, with access to the clear waters of Coverack Bay, a working harbour and a welcoming village community, this is a truly special coastal home.





Coverack is a stunning location, nestled in a sheltered cove on the Eastern side of the Lizard Peninsula, there is a crescent shaped beach offering access to crystal clear waters perfect for swimming, kayaking and paddle boarding. The heart of the village is the traditional fishing harbour constructed in 1724 from local serpentine and still home to working fishing boats bringing in the catch on a daily basis. The old Lifeboat House now offers fish and chips that can be enjoyed on the harbour and The Paris Hotel offers a great range of food and drinks, there are also a variety of small café's, restaurants and shops, including the fabulous Brenda's Cafe as well as the well regarded Bay Hotel as well as a Primary School. It's Cornish living at its absolute best.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

##### **DOOR TO**

##### **HALLWAY**

With tiled floor, radiator, stairs rising to the first floor and doors various rooms.

**KITCHEN/BREAKFAST ROOM I-shaped room 16'6" (maximum reducing to 8'2" mini (I-shaped room 5.03m (maximum reducing to 2.49m min)**

With tiled floor, windows to front, side and rear and exterior door to rear garden. Fitted with a stylish range of neutral gloss handleless base and wall units including drawers with work surfaces over and stainless steel one and half bowl sink and drainer with mixer tap. Space and plumbing for dishwasher, integrated Zanussi electric oven and grill, induction hob with filter and light above. Breakfast bar area providing a lovely spot for morning coffee or informal dining overlooking the gardens and the countryside beyond. Space and point for fridge/freezer, useful pantry style cupboard and further storage cupboard, radiator and wall mounted Worcester combi boiler.

### **DINING ROOM 12'1" x 10'1" (3.68m x 3.07m)**

A lovely room with sliding doors opening onto the garden and providing for fabulous views down to the sea. Open fireplace (not in use), radiator and useful built-in storage with sliding doors. If not required as a formal dining room this room would also make a fantastic home office or fourth bedroom.

### **LOUNGE 18'5" x 12'7" (5.61m x 3.84m)**

A wonderfully light and also cosy room with fitted carpet, three radiators, open fireplace (not in use), window to side overlooking the gardens and offering a fabulous coastal view, window to the other side overlooking the gardens and large sliding doors to

### **CONSERVATORY 11'9" x 8'4" (3.58m x 2.54m)**

A fabulous triple aspect room offering wonderful coastal and rural views and offering direct access to the garden. This is a perfect room from which to enjoy the views and garden whatever the weather.

### **FIRST FLOOR**

#### **LANDING**

With loft access, useful storage cupboard and doors to various rooms.

### **BEDROOM ONE 13'11" (max) x 11'7" (4.24m (max) x 3.53m)**

With fitted carpet, a dual aspect room offering views straight down to the sea and also to the countryside beyond. Fitted wardrobes offering a generous amount of storage space with sliding doors and radiator.

### **BEDROOM TWO 12'1" x 8'3" (minimum not into the depth of wardr) (3.68m x 2.51m (minimum not into the depth of wardr)**

With fitted carpet and a fitted triple wardrobe with mirrored sliding doors, radiator and sliding doors to balcony a perfect spot to enjoy a morning coffee or perhaps an evening sundowner whilst enjoying the panoramic coastal and rural views.





**BEDROOM THREE 12'4" x 5'5" (3.76m x 1.65m)**

With fitted carpet, radiator and window to rear offering a rural outlook.

**BATHROOM 7'5" x 5'1" (2.26m x 1.55m)**

With tiled walls, bath with mixer tap and Mira electric shower over, radiator, pedestal wash hand basin, window to side and large airing cupboard offering an extensive amount of slatted shelved storage.

**SEPARATE W.C.**

With low level W.C. and window to side.

**OUTSIDE**

Arrive via a gated entrance onto the driveway offering parking for multiple vehicles and leading to

**GARAGE 15'6" x 9' (4.72m x 2.74m)**

With up and over door, power and light, useful rafter storage and window to side.

**OUTSIDE W.C.**

With W.C., wall mounted wash hand basin, power and light, obscured window to rear and providing for useful additional storage.

**UTILITY ROOM 7'2" x 5'4" (2.18m x 1.63m)**

A useful area with space and plumbing for washing machine and space and point for condenser tumble dryer also utilised by the present owners as a potting/storage area.



## GARDENS

The gardens are a wonderful highlight of this property they offer an exceptional degree of privacy and seclusion and extend to approximately three quarters of an acre. There is a sheltered patio accessed from the kitchen/breakfast room which is perfect for alfresco dining throughout the day and enjoys a wonderful rural outlook. The gardens area primarily laid to lawn and are interspersed with mature planting and a variety of trees, plants and shrubs. There are meandering paths that connect the different garden areas, there is a pretty terrace and circular patio area, rose garden and also wooded areas and areas that have been left wild to encourage nature and the natural habitat.

## SERVICES

Private water supply (well), private drainage, mains electricity and LPG gas central heating.

## 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 E.

## DATE DETAILS PREPARED.

17th April 2026.

## WHAT3WORDS

snails.squabbles.supreme

## 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

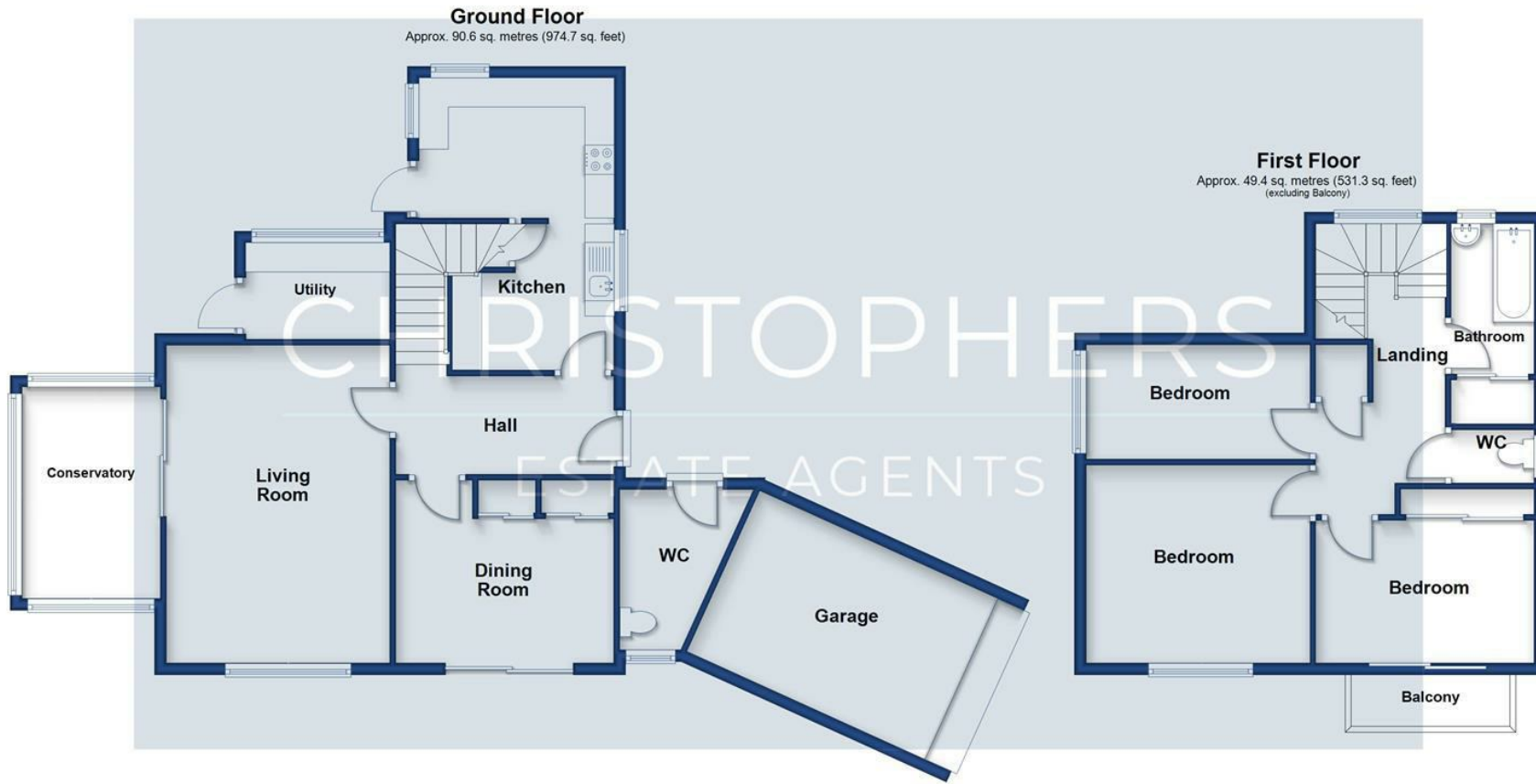
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.











Total area: approx. 139.9 sq. metres (1506.0 sq. feet)

| 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>                            |  |                            |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  | 24                         | 41        |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |



## Christophers Estate Agents

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