



Hillside Sunny Corner, Coverack

Guide Price £445,000 FREEHOLD



Heather & Lay
The local property experts

- Historic, characterful cottage
- Great location with wonderful sea views
- Living room and separate lounge
- Amazing inglenook fireplace
- Comfortable 2-bedroom accommodation
- South facing rear garden
- Solar panels with feed-in tariff
- No onward chain

Council Tax band: D

EPC - E

SERVICES: Mains electricity, water & drainage. Solar panels

THE PROPERTY

Thought to have been built between 200-300 years ago and once a likely smugglers cottage due to its “hidden” room, this rather nice property is located in the centre of the village and close to the harbour. Sea views are from all the front windows and the inglenook fireplace is just wonderful. On the ground floor there is a lovely lounge and also a more formal sitting room plus a large galley kitchen. There are currently two bedrooms (there is the possibility the new owner may wish to extend into the loft space). On road parking is within 20 yards and the rear garden faces mainly South and has some pleasing views of the sea and bay. Excitingly this property is being sold with no onward chain!





THE LOCATION

A three-acre sandy beach and crystal-clear sea awaits visitors to this beautiful fishing village. Only ten miles from Helston and twenty-one miles from Falmouth. Coverack offers peaceful, yet easily accessible, living. Unlike some fishing villages there are no single-track roads to the village and that is an important reason why so many people move to Coverack, including our Dave, who works in our Heather & Lay Falmouth office. Dave champions the sociable community as a major reason for choosing Coverack as home. Dave would be very willing to talk to anyone wishing to know more about the activities in the village. The local shop offers most provisions and The Loft where you can get Cornish Roskilly's ice cream. The village 'local' is The Paris Hotel, built by the Redruth Brewery back in 1907 and named after the liner SS PARIS which ran aground on the headland on Whit Monday 1899 offering good quality food and drink (don't forget the Wednesday night quiz) or if it is just fish and chips you are after then pop along to Mark at the old lifeboat house. Robin & Chris can teach you windsurfing, or, hire out kayaks or paddle boards and Marshall & Hannah offer a wide selection of local crafts/gifts in the Old Mill House. Plenty of good walks are on the doorstep along the coastal path where hidden beaches, wildlife, flora and rocky outcrops present great interest, peaceful and spectacular scenery.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

ENTRANCE

Through the stable front door into the.....







LOUNGE

Large Inglenook stone fireplace with log burner and wood beam above which was likely salvaged from a shipwreck hundreds of years ago. Beamed ceiling providing further character and turning wood staircase to first floor. Sash window to the front with glorious views out to the harbour and sea. Electric radiator. Double slatted wooden doors to kitchen and wooden door into.....

SITTING ROOM

Stone fireplace with electric log burner style heater and slate heart. Sash window, with window seat to front with views towards the harbour, beach and sea. High ceiling with wooden beams. Electric radiator.

KITCHEN

Galley style with UPVC half double glazed door to rear with side window. Wooden fronted base and eye level units. Built-in oven and electric hob. Stainless steel one and a half bowl sink and drainer with mixer tap. Space for fridge/freezer and white goods. RCD fuse box and battery box for the solar panels.

FIRST FLOOR

BEDROOM ONE

Window with views of the bay and sea with window seat. A good size with high ceilings. Radiator.

BEDROOM TWO

Window with equally amazing views of the sea and with window seat to sit and admire them. Radiator.

BATHROOM

Three piece suite comprising corner bath with shower above, WC and hand wash basin with storage below. Mostly tiled. Storage cupboard housing the hot water tank. Obscure glazed window.





REAR GARDEN

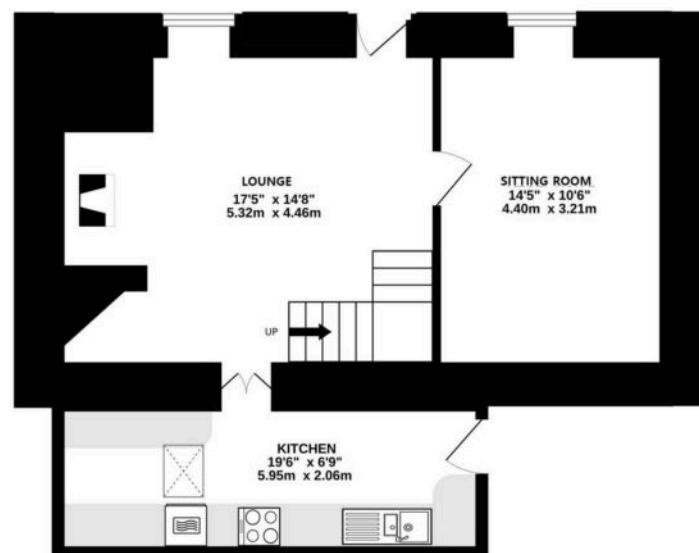
Exiting from the kitchen, there are stone steps with a metal handrail leading to a well-manicured. Southerly aspect garden with sea views and a patio area with shed. Stone steps with a wooden handrail lead to the Southwest coastal path and children's play area with views over the bay.

AGENTS NOTE

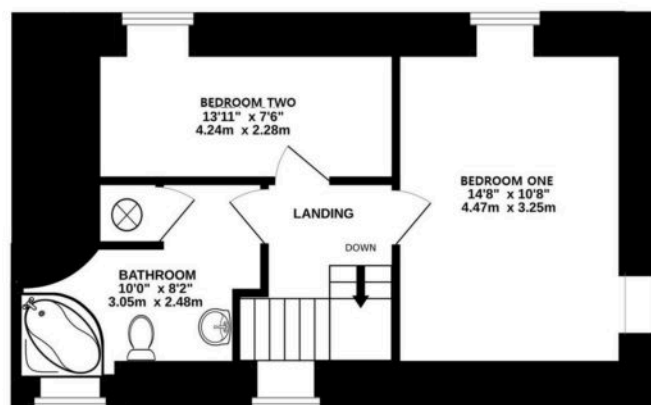
Owned solar panels that have a Feed In Tariff (FIT) unit rate of 21p. The average earnings from the FIT is approximately £650 a year, paid quarterly. Readings are submitted in January, April, June and September.



GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 sq.m.) approx.

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