



Sandpiper Chymbloth Way, Coverack

Guide Price £595,000



Heather & Lay
The local property experts

- Detached seaside home
- 50 yards from the beach
- Three double bedrooms
- Popular fishing village location
- Almost 500 sqft open-plan living room
- Possibly 6 off-road parking spaces
- Being sold with no onward chain

THE PROPERTY

Modern house faced with local stone, bedrooms on the ground floor and living area on the first floor. The beach can be seen from the bay window in the open-plan living room. All three bedrooms are double rooms with the master bedroom having the benefit of an en-suite facility. Outside there are a few seating areas to enjoy the sun as it goes around the house and with the garden laid to concrete there are as many as six off-road parking spaces. 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 and our Dave who works in our Heather & Lay Falmouth office and lives here, 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) Built into the sloping location there is parking and an entrance to the ground floor and its bedrooms, a path leads to the main entrance and traditional “front door” that leads into the.....

ENTRANCE HALL

Windows on two sides make this a light area and sends plenty of that natural light down the staircase that leads to the bedrooms on the ground floor. Tall modern radiator. Door to sitting room and door to....

W/C

White low level flush W/C, hand wash basin. Obscure window.

LIVING ROOM

Large open-plan room that incorporates the sitting room, dining room and kitchen. At almost five hundred square feet this room offers space, comfort and plenty of light thanks to the large bay window, Velux windows and two further windows. The bay window is of particular note because there is a large seating area with views to the beach (the sea can be seen when the tide is in). The kitchen area is extensively appointed with a range of white fronted base units complimented by many meters of dark worksurfaces. Wood flooring runs throughout the whole of the first floor and all is well-presented. To one side of the sitting room there is a very large store cupboard. Modern electric fire and tall radiators.

GROUND FLOOR

Hallway with doors off to each room and exit to the parking area. Tiled flooring. Airing cupboard with wet-electric heating system. (no gas in the village).

BEDROOM ONE

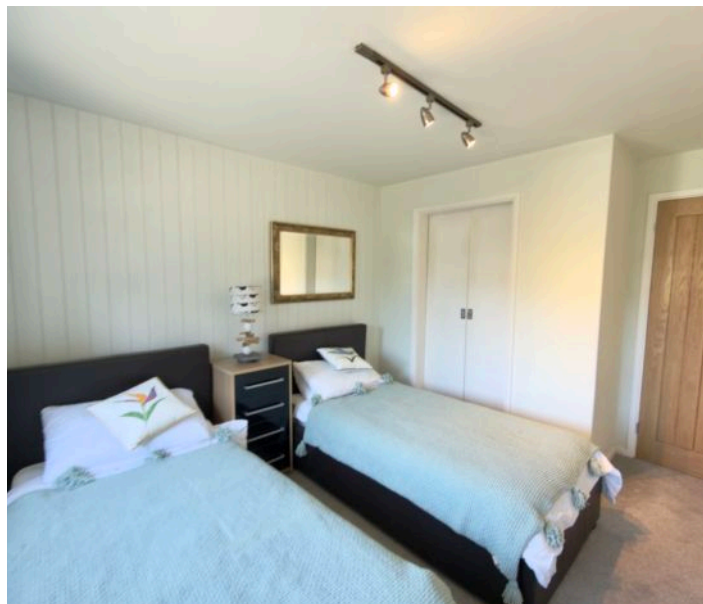
Double room with window to the front. Radiator, carpet. Door to.....

EN SUITE

Larger than expected room with white W/C, pedestal hand basin and generous shower cubicle.

BEDROOM TWO

Double room with window to the rear. Built-in wardrobe, carpet and radiator.





BEDROOM THREE

Yet another double bedroom with window to the front, built-in wardrobe, carpet and radiator.

FAMILY BATHROOM

Beautifully remodeled with a “sharing” double-ended bath with wall-mounted centre taps. W/C and pedestal hand wash basin. Stylish wall and floor tiles, chrome ladder towel radiator and obscure window to the side elevation.

SHOWER ROOM

Very useful “extra” with large shower cubicle plus room and plumbing for washing machine.

OUTSIDE

The garden has been given over to many parking spaces but this of course can be redesigned. There are a couple of seating areas and the courtyard garden outside the front door is a lovely sun-trap in the middle of the day.

AGENTS NOTE

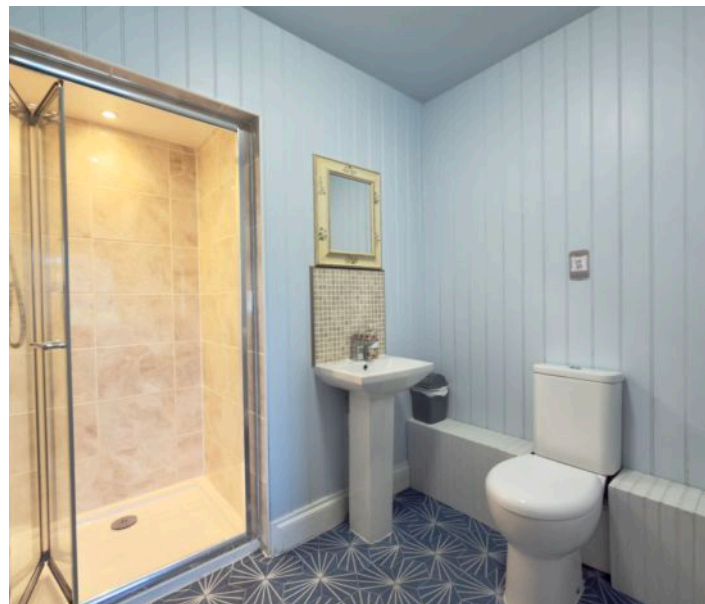
Our Dave actually lives in the village of Coverack so do call and ask for him if you have questions about the local area and amenities. Dave has also produced a detailed walk-through, talk-through video tour so do please click on that link and have a look.

SERVICES:

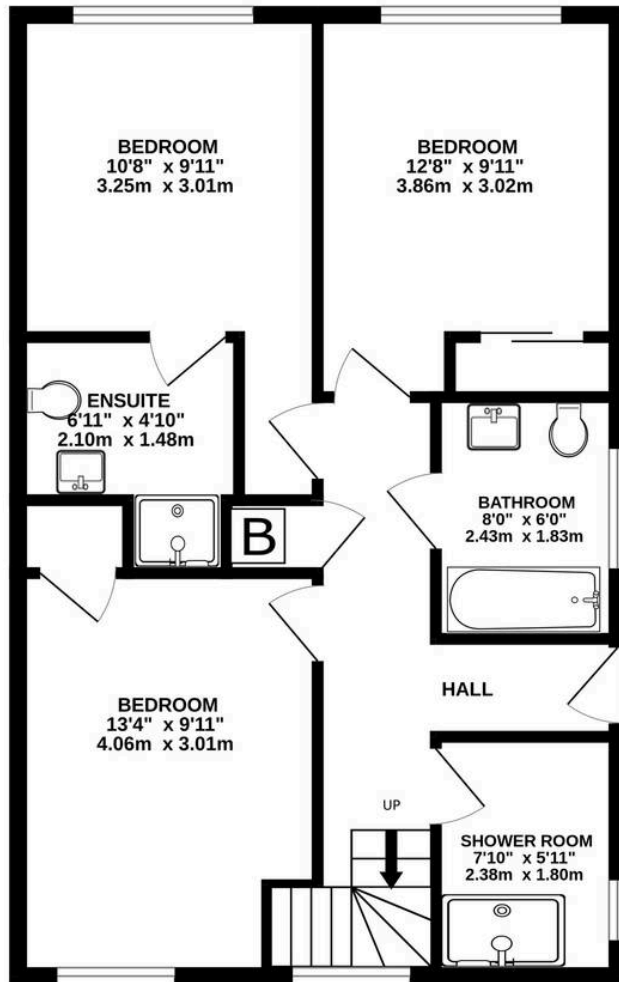
Mains water, electric and drainage.

EPC - F

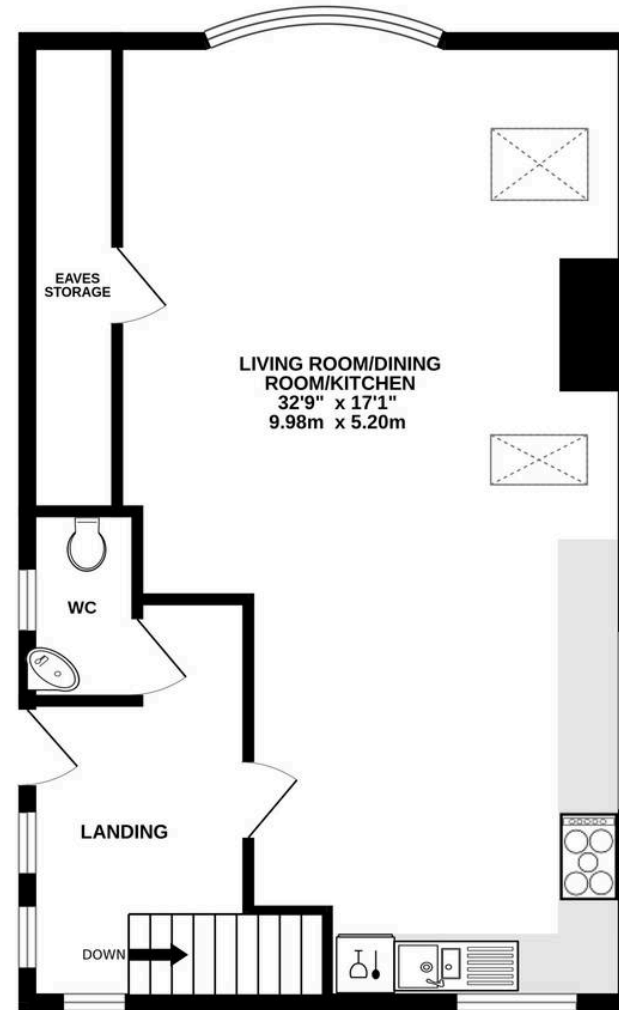
COUNCL TAX BAND - TBC



GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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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