



Penglas







Penglas

Chymbloth Way, Coverack, Helston, Cornwall, TR12 6TB

Helston - 11.5 miles St Keverne - 2.5 miles Helford - 6.5 miles

An impressive detached coastal home with ancillary accommodation, set amidst generous grounds with wonderful elevated views across the harbour and out to sea

- Short walk into the village
- Spacious three bedroom main house
- Beautifully presented
- Lovely landscaped garden with terraces
- Freehold
- Outstanding sea views
- One bedroom ancillary accommodation
- Garage and workshop
- Vegetable garden
- Council Tax Band E

Guide Price £850,000

Stags Truro

61 Lemon Street, Truro, TR1 2PE

01872 264488 | truro@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Coverack is a picturesque fishing village on the south-eastern coast of the Lizard Peninsula, an Area of Outstanding Natural Beauty renowned for its scenic coastline, hidden coves and spectacular rural landscapes. A thriving fishing community, the village offers a charming mix of a working harbour, cafés, pub, restaurants and watersports, with the Coverack Windsurfing Centre providing a range of activities on the sheltered bay. The South West Coast Path is a short stroll away, offering wonderful walks through a landscape of rugged cliffs and secluded coves. The wider Lizard Peninsula is famed for its beautiful beaches, including Kennack Sands, Kynance Cove, Porthoustock and Porthallow, while the wooded creeks of the Helford River are also within easy reach.

With a village primary school, health centre, local amenities and a good selection of places to eat nearby, including Roskilly's, The Greenhouse and Flora on the Trelowarren Estate, Coverack is a wonderfully positioned base from which to enjoy one of Cornwall's most unspoilt and characterful areas.

THE MAIN PROPERTY

Occupying an elevated position within a short walk of the village centre, Penglas is a substantial detached coastal home commanding wonderful panoramic views across the bay and out to sea. Situated in a quiet cul-de-sac, the property is approached via a sweeping shared driveway and set within generous gardens and grounds, which also enjoy the fabulous coastal outlook. The property has been our client's home since 2007 and, following a renovation in 2010, now offers beautifully presented accommodation filled with natural light. The house is generally accessed from the rear into a useful utility room, with a shower room and cloakroom adjoining.

The spacious principal living area has been thoughtfully designed to take full advantage of the sea views, with windows overlooking the bay and direct access onto a broad, raised sun terrace. The kitchen is fitted with a range of Shaker-style units, complemented by an oil-fired Rayburn and walk-in larder. Completing the ground floor is a triple-aspect sitting room, featuring doors opening onto a secluded rear patio and a wood-burning stove. The first floor provides three double bedrooms, one of which benefits from an en-suite shower room, together with a four-piece family bathroom.





THE OWL HOUSE

Adjacent to the house is a detached two-storey building, comprising a garage/workshop on the ground floor and ancillary accommodation above.

The first floor features a lovely open-plan living area, a double bedroom and a shower room. This versatile space is ideal for multi-generational living or accommodating visiting guests and should be used for purposes incidental to the enjoyment of the main dwelling.

OUTSIDE

Principally laid to lawn, the enclosed gardens have been beautifully landscaped and planted, incorporating a choice of sunny terraces and seating areas. To the rear, there is a further area of lawn alongside a productive vegetable garden with adjoining greenhouses.

To the front, there is parking in front of the garage, with steps and a ramp providing access to the garden.

SERVICES

Mains water, electricity and drainage.

Oil fired central heating.

Upto Ultrafast broadband available in the area (Ofcom). Good outdoor mobile coverage with O2, Vodafone & 3. Good outdoor and indoor with EE (Ofcom). Solar panels providing hot water and PV panels feeding to grid.

DIRECTIONS

What3words: ///narrates.reliving.bachelor

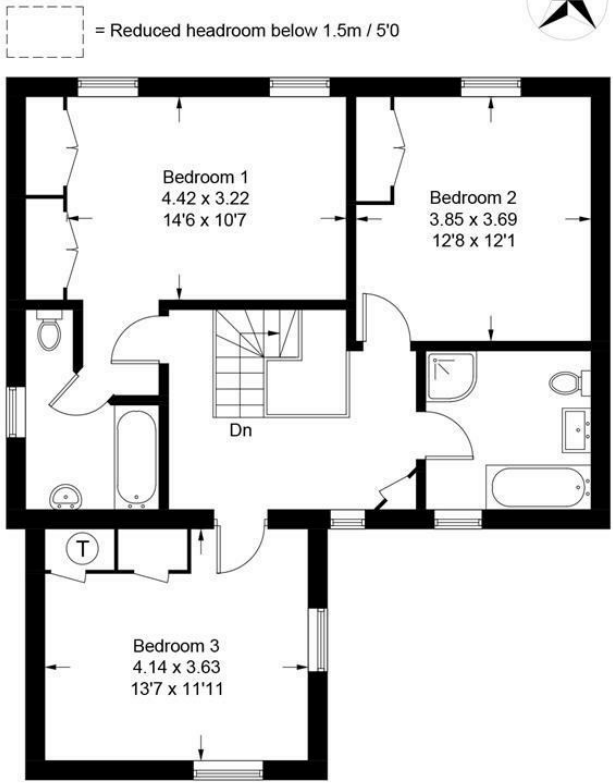
VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

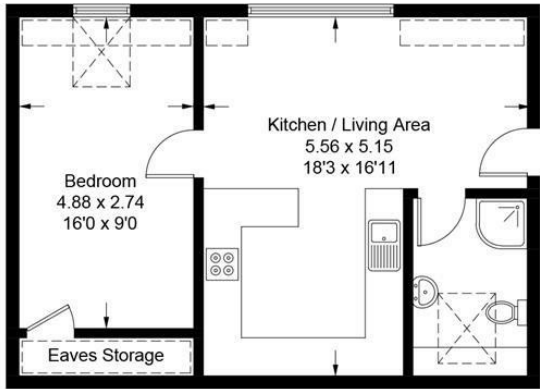
Approximate Gross Internal Area = 252.3 sq m / 2716 sq ft
(Excluding Porch & Storage)



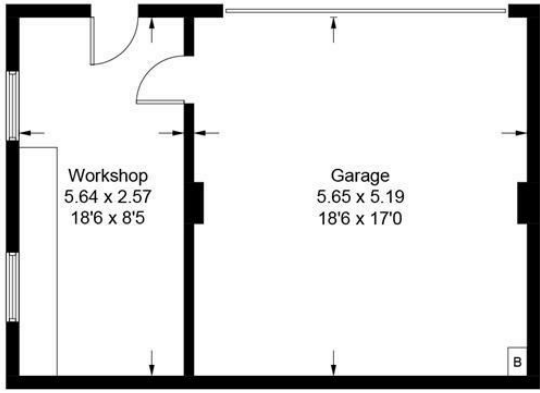
Ground Floor



First Floor



The Owl House (First Floor)



Garage (Ground Floor)

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1320306)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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



