



Bequia Cross Common, The Lizard, TR12 7PE

£425,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Bequia Cross Common

- FOUR BEDROOMS
- DETACHED PROPERTY
- SPACIOUS AND VERSATILE ACCOMMODATION
- WOODBURNER
- TWO EN SUITE BEDROOMS
- WORKSHOP AND GARAGE
- PARKING AND GARDENS
- FREEHOLD
- COUNCIL TAX D
- EPC E-40

An opportunity to purchase a substantial four bedroom detached property on the edge of mainland Britain's most southerly village.

The property offers spacious and versatile accommodation and is sure to make a lovely home in this most popular coastal village.

The accommodation, in brief, on the ground provides an entrance porch, generous hallway, lounge with wood burner, leading out onto the conservatory, kitchen diner, two bedrooms and a bathroom. On the first floor there are two further bedrooms, both of which are en-suites. There is a large utility area leading onto a workshop area, with an extra mezzanine level.

To the outside, and a real feature of this property, is its generous parking, garage and the lovely gardens are well tended and mature.

This home is well placed to enjoy all that this vibrant village community has to offer, including a well regarded primary school, a range of shops, and eateries as well as direct access to the South West Coast Path, offering breathtaking walks along the coastline, including to the iconic Kynance Cove.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

FEATURE GLAZED DOOR

With glazed side panels leading to the entrance porch.







ENTRANCE PORCH

With windows to the side and tiling to the floor. A feature glazed door to the entrance hallway.

ENTRANCE HALLWAY

With stairs to the first floor and an inner hallway with doors to the lounge.

LOUNGE 16'4" x 14'9" (5.0 x 4.52)

With an impressive stone fireplace with tiled hearth housing a woodburner with a shelf over. Sliding patio doors lead to the conservatory.

CONSERVATORY 16'0" x 8'3" (4.9 x 2.52)

Being triple aspect, a light airy room with lovely views over the garden. The room has a light with fan and a sliding patio door leads out onto the garden.

KITCHEN/DINER 17'8" x 10'2" (5.41 x 3.1)

Comprising a wood effect kitchen with tiled effect worktops that incorporate a one and half bowl stainless steel sink drainer unit with mixer tap. There are windows to the front and side aspects, a Rayburn Supreme oil fired oven, gas cooker (both Rayburn and gas cooker are not tested). With a mix of cupboards and drawers under, wall cupboards over, a peninsula unit and a space is provided for a refrigerator. A glazed door leads to the lounge.

BEDROOM ONE 13'1" x 10'2" (4.0 x 3.1)

With built-in wardrobes with shelves and hanging space, sink unit and a window to the front aspect.

BEDROOM TWO 12'5" x 11'8" (3.8 x 3.56)

With a built-in wardrobe with shelf and hanging space, sink unit and a window to the rear aspect.

BATHROOM

Comprising suite with a corner bath with electric shower over and tiled splashbacks, w.c., wash hand basin set into a vanity unit. A window to the rear aspect and vinyl flooring. From the inner hallway, glazed doors lead to a utility area.

UTILITY AREA 25'3" x 10'4" (maximum measurements) (7.7 x 3.17 (maximum measurements))

A useful space with plumbing for a washing machine. Dual stainless steel sink drainer unit, a door to the front aspect and also to the rear a door to the w.c.

W.C.

With w.c., wash hand basin with electric heated shower head over.

POTTING AREA 20'8" x 6'7" (6.31 x 2.02)

A useful space with a door to the garden.

WORKSHOP 16'6" x 10'5" (5.04 x 3.19)

With a mezzanine storage area, a door to the side garden which has a covered patio area, it has fruit trees as its border and a gate to the front aspect.

From the hallway, stairs rise to the first floor landing with storage area, loft hatch, skylight and doors to bedroom three.

BEDROOM THREE 14'1" x 13'1" (maximum measurement) (4.3 x 4.0 (maximum measurement))

The room is of irregular shape, a skylight and a window to the gable end which has a distant view to the sea over Lloyds Signal House in the distance. There are also storage cupboards. With a door to the en-suite bathroom.

EN-SUITE BATHROOM

Having a tiled panelled bath with glass screen, tiled splashback with electric shower over, w.c. with wash hand basin and there is a skylight.

BEDROOM FOUR 14'4" x 10'4" (4.38 x 3.15)

With a skylight window and a further window in the gable with a rural outlook, eaves storage and a door to en-suite,

SHOWER ROOM

With a glazed tiled walk-in shower with easy clean splashback, electric shower over, part tiling to the walls, w.c., wash hand basin and a skylight.

OUTSIDE

To the front of the property there are two entrances leading to a generous parking area for several vehicles and also leading to the attached garage. The gardens, running predominately to the right hand side, are lovely and mature and enclosed by a very nice Cornish stone hedge with trees, shrubs and flower beds at its borders. A lovely space to sit and relax.

SERVICES

Mains water, electricity and drainage





DIRECTIONS

From Helston take the A3083 to the Lizard village. Just before you enter the village green turn left and follow the road signposted Church Cove/Housel Bay. Follow this road bearing left at the end of the long straight road. Continue past the turning for Croft Parc which is on the right and the road then bears right. Bequia is situated on the left hand side and is identifiable by our For Sale board.

VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of these details.

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/>

COUNCIL TAX

Council Tax Band D.

ANTI-MONEY LAUNDERING

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

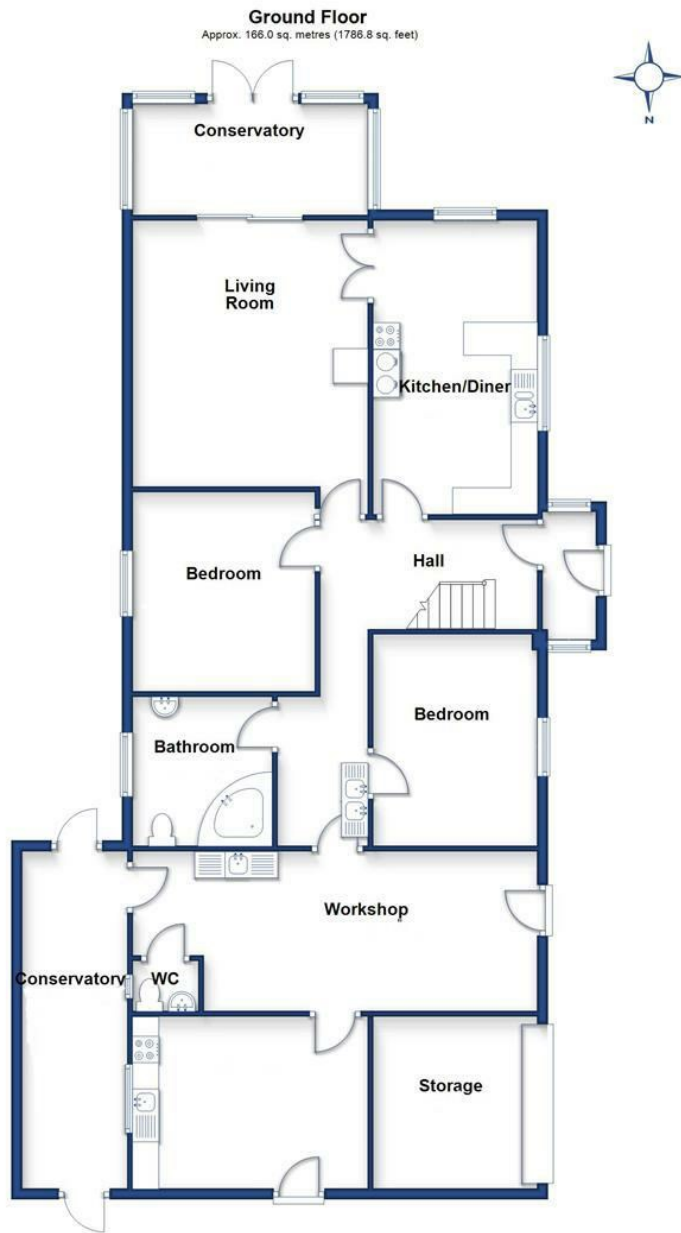
PROOF OF FINANCE - PURCHASERS

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.

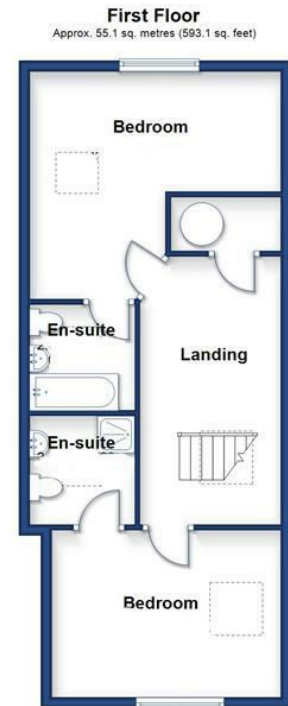
DATE DETAILS PREPARED

21st August 2025





Total area: approx. 221.1 sq. metres (2379.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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