



The Rectory Church Cove, The Lizard, TR12 7PQ

£495,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

The Rectory Church Cove

- SUBSTANTIAL 4/5 BEDROOM DETACHED HOUSE
- IN NEED OF UPDATING TO REALISE ITS FULL POTENTIAL
- SITUATED IN THE HIGHLY REGARDED VILLAGE OF THE LIZARD
- GOOD SIZE GARDENS
- GENEROUS PARKING AREA
- FREEHOLD
- COUNCIL TAX F
- EPC E46

An opportunity to purchase a substantial four/five-bedroom detached house, located in the highly regarded Church Cove area of The Lizard, mainland Britain's most southerly village.

Although in need of some updating to realise its full potential, this former rectory offers an excellent foundation for a fine family home, just a stroll from the village and the South West Coast Path. The property benefits from oil-fired central heating and double glazing.

The accommodation briefly comprises a side entrance leading into an entrance area and utility room, a fitted kitchen, separate dining room, and a generous lounge. There is also a rear porch, a study/fifth bedroom, and a ground floor W.C.

To the first floor, there are four bedrooms, a bathroom, and a separate W.C.

Externally, the property offers a generous parking area and good-sized garden to the front, with a further enclosed garden to the rear.

The Lizard is mainland Britain's most southerly village, a unique and dramatic location where the Atlantic Ocean meets the English Channel, and an area designated as one of outstanding natural beauty. The village, within a stroll of the property, provides a range of amenities including a doctor's surgery, butcher, food outlets, and several well-regarded pubs and restaurants. There is a well regarded primary school in the village, while a comprehensive school can be found in nearby Mullion, approximately four miles away. The market town of Helston lies around 11 miles distant, offering a wider range of amenities including national retailers and a leisure centre with an indoor swimming pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







Approached down the right hand side there are two useful outbuildings and a door leading to -

ENTRANCE AREA/UTILITY 7'8" x 7'4" (2.36 x 2.26)

With worktops with cupboards under and tiled splashbacks incorporating a stainless steel sink drainer, plumbing for washing machine, coat hanging space and two windows to the rear aspect overlooking the garden with door to -

KITCHEN/BREAKFAST ROOM 13'5" x 10'4" (4.10 x 3.15)

A dual aspect room with windows to the front and side having a cream fitted kitchen with stone effect worktops that incorporate a one and a half bowl stainless steel sink drainer unit, there are a mix of base and drawer units under, wall units over, spaces are provided for a cooker and fridge freezer, the room is lit by a spotlight arrangement and also houses the Worcester oil boiler, door back to inner hallway and to -

DINING ROOM 13'0" x 10'4" (3.98 x 3.17)

With a window to the front aspect overlooking the garden and doorway back to the

INNER HALLWAY

With a turning staircase rising to first floor and understairs storage cupboard and doors to

LOUNGE 18'4" x 13'1" (5.6 x 4.0)

A generous dual aspect space with window to the front aspect and sliding glazed patio door out onto the side and garden. There is a open fireplace on a stone hearth and surround with wood mantle over.

From the inner hallway a door leads back to the rear of the property where there is a rear entrance porch with large storage cupboard and door to -

STUDY/BEDROOM FIVE 13'0" x 10'10" (3.98 x 3.31)

A dual aspect room with windows to the side and rear aspect the latter of which looks over the garden and onwards to countryside there are some built-in shelves and a storage cupboard.

From the inner hallway two steps up to a half landing where there is a window to the rear aspect allowing natural light to come in and door to -

CLOAKROOM

With dual flush W.C., pedestal wash hand basin, obscure window to the rear aspect.

One rises up the turning staircase to -

LANDING

With loft hatch to roof space, cupboard with slatted shelves housing the immersion heater and a further door leads into an eaves storage area. Doors to -

BEDROOM ONE 12'8" x 10'5" (3.87 x 3.18)

A dual aspect room with window to the side and front aspect the latter of which has views out onto the garden and there is built-in wardrobes with further storage over and strip wood flooring.

BEDROOM TWO 13'0" x 11'3" (3.97 x 3.44)

With built-in wardrobe and a window to the front aspect overlooking the garden and strip wood flooring.

BEDROOM THREE 11'0" x 10'7" (3.36 x 3.24)

With a window to the front aspect, built-in wardrobe, sink with mirror, shelf and light over and a window to the front aspect overlooking the gardens and strip wood flooring.

BEDROOM FOUR 11'1" x 10'9" (maximum measurements) (3.39 x 3.29 (maximum measurements))

A window to the side aspect and there is a number of built-in wardrobes and strip wood flooring.

BATHROOM

With suite that comprises of a panelled bath with tiled splashback and electric shower over, wash hand basin with mirror and shelf over, shaver socket and light, wood effect laminate flooring, window to the side aspect that looks over the top of Landewednack Church and out to sea with the coast in the distance.

CLOAKROOM

With dual flush W.C., wood effect laminate flooring, wall mounted wash hand basin and a window to rear aspect.

OUTSIDE

At the front of the property there is a gated drive with further pedestrian gate that leads to a gravelled parking and turning area with outside lighting. There is a lawn and patio seating area. To the right hand side of the property there are two useful sheds, pedestrian access down both sides of the property. On the left hand side there is a raised garden area which leads to the rear garden which is mainly laid to lawn with two trees.

SERVICES

Mains water, electricity and private drainage.

WHAT3WORDS

vies.wades.store

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 F.

DATE DETAILS PREPARED.

15th April 2026.





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.

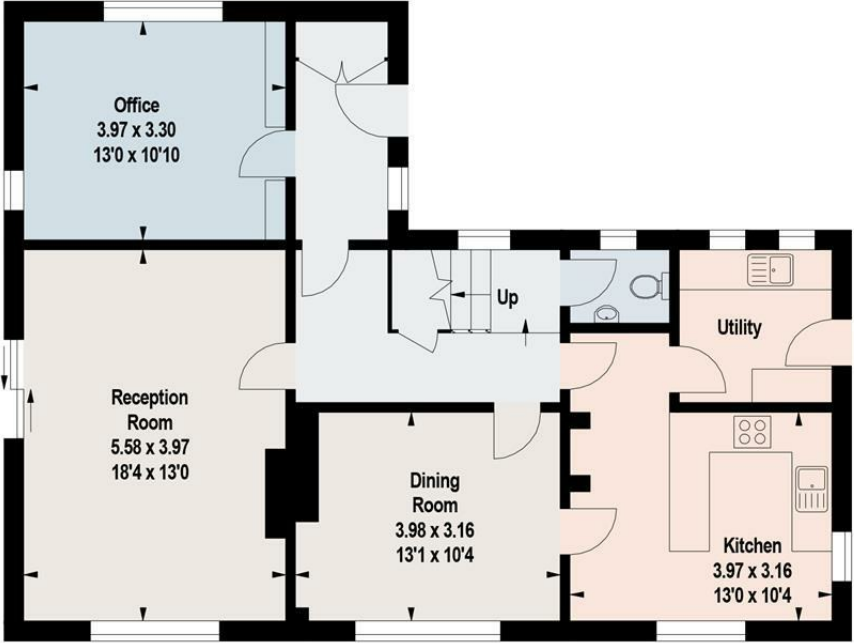
AGENT NOTE

Purchasers will need to erect a fence at the rear boundary which is currently open.

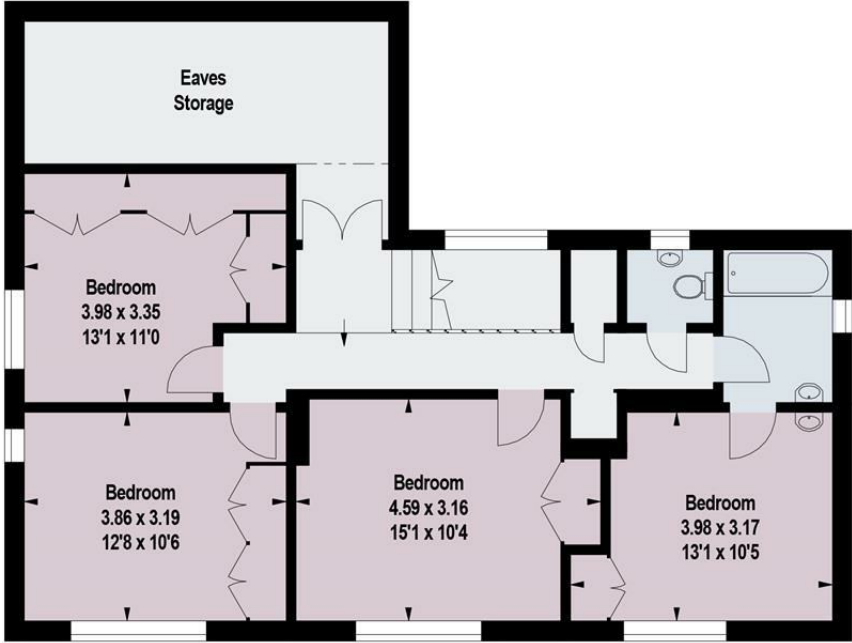


Landwednack Rectory, TR12

Approximate gross internal area
1879 sq ft / 174.56 sq m
(Including Eaves Storage)
Eaves Storage
155 sq ft / 14.40 sq m



Ground Floor

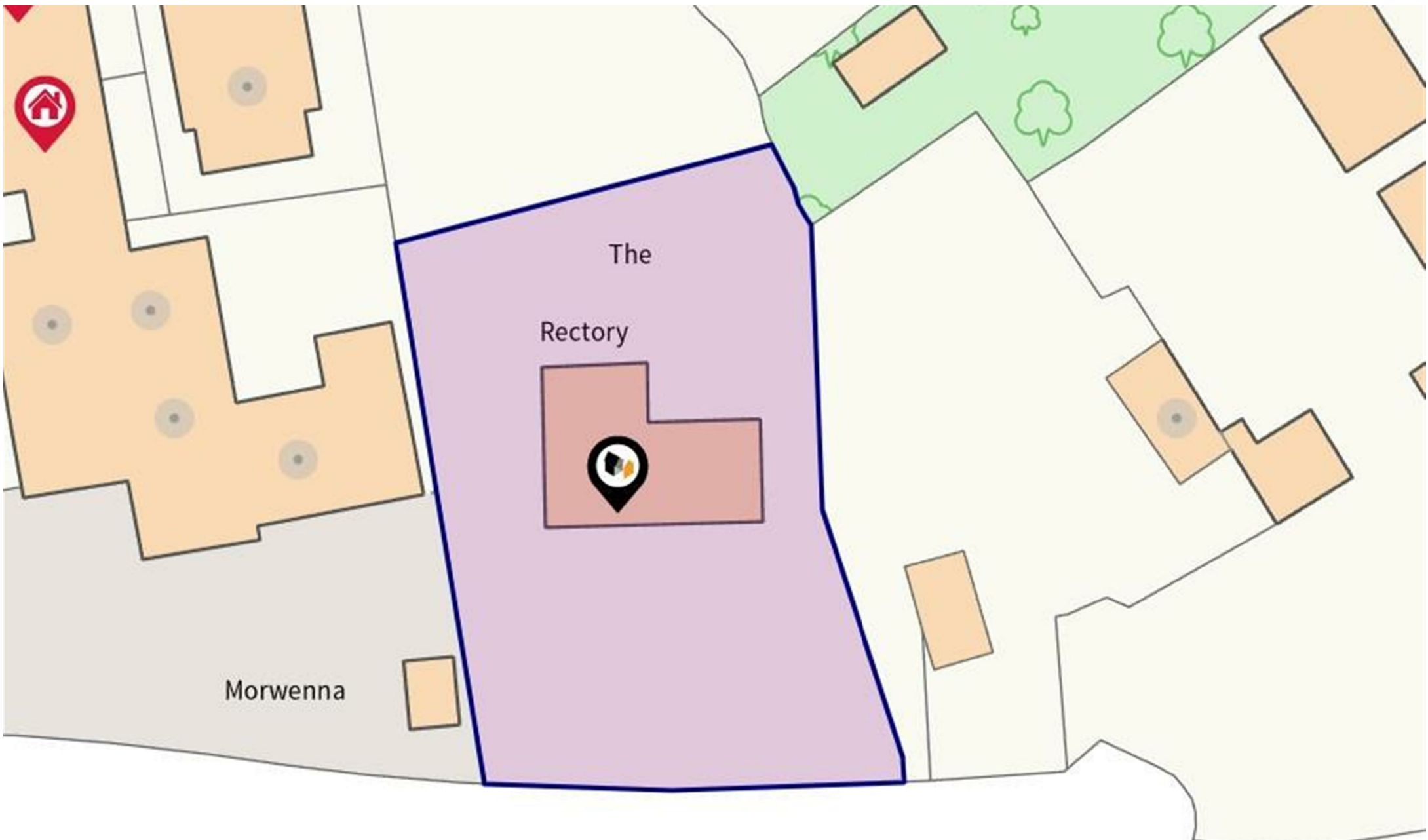


First Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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