



Winifred Cottage Chymbloth Way
Coverack, Cornwall TR12 6TA
Price guide £375,000

CHRISTOPHERS
ESTATE AGENTS

A generational opportunity to purchase an iconic Grade II listed thatched cottage situated in a traffic free location with outstanding sea views across the bay and beyond.

Synonymous with the highly regarded coastal village of Coverack, we are advised that this striking property has been within the ownership of our clients' family for at least two centuries, having been gifted to 'Granny Winifred' as a wedding present and providing a home to local families since.

Reputedly built in the late 16th, early 17th Century as a fisherman's cottage, Winifred Cottage has, historically, seen use as a workshop and was the home of the village shoemaker Richard Barker according to the 1841 census.

Steeped in history, with period features and character, Winifred Cottage is in need of renovation and refurbishment throughout in order to realise its full potential. This however is arguably limitless given the unique nature of the cottage's location and the simply mesmerising panoramic sea views it enjoys out across the bay, beach, Coverack Harbour and the rugged coastline to Lowlands Point and the open sea beyond. Each room (including the cellar) has elevated sea views, towards the bay, harbour or beach.

Nestled in an elevated position, approached by a pathway, the thatched cottage has two bedrooms on the first floor, both with an enviable coastal outlook. From the kitchen and dining area, a stable door opens out directly on to the terrace and garden below with sweeping marine views, seemingly the perfect place to sit out and escape the rigours of modern life with a breakfast coffee, afternoon tea or perhaps something stronger in the evening.

Outside a sheltered side garden area with a stone chipped patio provides an alternative spot in which to relax and unwind. Enjoying reasonable degrees of privacy, the garden areas to the front are laid largely to lawn with an adjacent vegetable garden area for the 'green fingered' prospective purchaser. There is a former outside toilet and an adjacent area of garden which offers scope for enhancement, subject to any necessary permissions or consents, as does the cellar which has a window with a view to the sea.

In summary, the cottage comprises a hallway, kitchen/dining area, lounge, bathroom, study/snug and two upstairs bedrooms.

Coverack itself is a quintessential Cornish fishing village being situated on the Lizard Peninsula, which has been designated as an area of outstanding natural beauty. The cove itself has a lovely sandy beach which is a popular centre for water sports that include windsurfing, stand-up paddle boarding, sailing and diving. There is an attractive harbour from which a small fleet of traditional fishing boats operate and land their daily catch. There is a public house, restaurants, a shop selling local produce and a primary school. St Keverne village is a short drive away and has a number of shops, including a butcher's and doctors surgery whilst comprehensive schooling can be found in the nearby village of Mullion. The bustling market town of Helston which has more extensive amenities including national stores and supermarkets, is some eight miles distant.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Entrance door to -

ENTRANCE HALLWAY

With coat hanging rail. Opening to staircase and doors to the bathroom, study/snug and -

KITCHEN/DINING AREA

4.60m x 2.90m (15'1" x 9'6")

With wood effect vinyl style flooring, sink with drainer and adjacent working top surface with drawer and cupboards under. Door to pantry with useful storage and shelving, plumbing for a washing machine. Dimplex Duoheat electric radiator and a decorative tiled fireplace and surround. There are alcoved storage cupboards, step down to a clear glazed stable door with matching side panel, marine outlook to front aspect and stone steps into -

LOUNGE

3.71m x 3.25m max (12'2" x 10'8" max)

A light and welcoming dual aspect room with a sixteen pane character window to the front with adjacent side windows enjoying a fabulous marine outlook across the bay towards Lowlands Point. There is a Dimplex Duoheat electric radiator and a window to the side aspect looking out towards the old lifeboat station and the sea beyond.

BATHROOM

With mosaic patterned vinyl style flooring, low level W.C., wall mounted wash handbasin and a white panelled bath with a tiled surround and an electric shower over. There are two obscure glazed windows to the front aspect.

STUDY/SNUG/OCCASIONAL BEDROOM

3.20m x 1.63m of irregular shape (10'6" x 5'4" of irregular shape)

With hardwood flooring, decorative fireplace and a sash window to the side aspect with an outlook to the side patio garden and beyond.

A staircase rises to the first floor.

FIRST FLOOR

LANDING

With electric meter, fuseboard and doors to both bedrooms.

BEDROOM ONE

3.78m narrowing to 2.92m x 3.71m (12'5" narrowing to 9'7" x 12'2")

With a window to the front aspect enjoying elevated sea views across the bay and beyond, airing cupboard housing the hot water cylinder, an overhead storage cupboard and wardrobe with rail and shelving.

BEDROOM TWO

3.99m x 3.40m (13'1" x 11'2")

A dual aspect room with window seat and elevated marine outlook, beyond neighbouring properties, to Coverack beach and bay.

OUTSIDE

A side gate leads into a side garden, partly enclosed by Cornish hedging with a stone chipped patio area leading on to the terrace and garden to the front of the cottage.

The front garden is laid largely to lawn with an adjacent vegetable garden area and is neatly enclosed with reasonable degrees of privacy. There is an outside tap, a former outside toilet (with scope to improve and enhance}, a border with plants and shrubs and a door to the cellar with window to the front aspect. The cellar has a window with a sea view and offers potential to those seeking to adapt and enhance it, subject to any necessary permissions and consents.

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Council Tax Band D.

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/>

AGENTS NOTE ONE

The cottage is Grade II listed. Further details can be found on the Historic England website under the reference 1328527

AGENTS NOTE TWO

The cottage is approached by a public pathway which passes along the rear of the property.

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

9th April, 2024.

Directions

On leaving Helston proceed along the A3083 just past Culdrose and take the left hand turning at the roundabout following the B3293 heading towards Coverack/St. Keverne. Continue along this road and take the turning right at the next mini roundabout sign posted St. Keverne. Continue for a number of miles and, after Zoar Garage, take the turning right signposted Coverack. Proceed down the hill and into the village of Coverack, past the car park. and bear right. Follow the road along the sea front into the village and just past Archies Loft Cafe on the left hand side follow the road around and up the hill to the right. Continue along up School Hill a

Viewings

To view this property or any other we are offering for sale simply call the office on 01326 565566.



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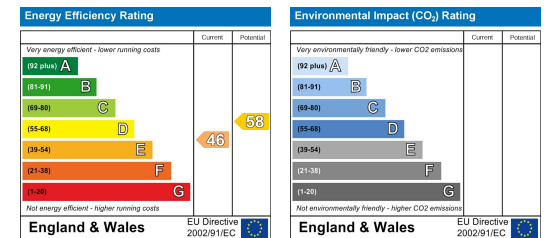
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