

The Lookout Cadgwith, TR12 7JU

£575,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

The Lookout

- UNIQUE CLIFF-TOP COASTAL RETREAT
- PANORAMIC SEA AND COVE VIEWS
- PRIME POSITION ABOVE CADGWITH COVE
- DRIVEWAY AND GARDENS
- REFURBISHED BY THE CURRENT OWNERS
- DECKING WITH STUNNING VIEWS
- AMPLE PARKING AND COAST PATH ACCESS
- FREEHOLD
- COUNCIL TAX EXEMPT
- EPC D60







A UNIQUE COASTAL RETREAT ABOVE CADGWITH COVE

Occupying an enviable cliff top position above the traditional fishing cove of Cadgwith, this truly special property enjoys an outstanding elevated position with panoramic views across the sea and over the picturesque cove below.

Approached via a private driveway and set within its own gardens, the property offers a wonderful sense of privacy and seclusion, whilst being just a relatively short walk from the heart of Cadgwith and the South West Coast Path. From almost every aspect, there are wonderful views towards the sea, with fishing boats, sailing vessels and the rugged Cornish coastline providing an ever-changing backdrop.

The property has been refurbished by the present owners and is perfectly positioned to make the most of its exceptional coastal setting. The gardens provide a number of areas in which to relax and enjoy the surroundings, including an open-sided decking area, ideally positioned to take in the spectacular views and enjoy the sunshine throughout the day. There is also a separate patio area and ample parking immediately outside the property.

The location is quite simply outstanding. From the property, the coast path leads down towards Cadgwith Cove in just a few minutes, whilst paths in the opposite direction lead towards Kennack Sands, Coverack and beyond. Whether enjoying the ever-changing seascape from the garden, watching the fishing boats coming and going from the cove or heading out along the coast path, this is a property that offers an exceptional Cornish coastal lifestyle.

A rare opportunity to acquire a beautifully positioned coastal property in one of the most sought-after locations on the Lizard Peninsula, combining privacy, outstanding views, generous outside space and immediate access to the coast.

ACCOMMODATION

The accommodation is arranged over two floors and has been thoughtfully designed to make the most of the property's wonderful setting.

GROUND FLOOR

The ground floor features a well-appointed kitchen and dining area, with the dining space enjoying lovely sea views. The kitchen is fitted with an electric cooker, fridge, freezer and microwave.

There are also two generously proportioned bedrooms on this floor. The impressive double bedroom benefits from a king-size bed, panoramic sea views and large sliding doors opening towards the outside space. The second bedroom is a particularly spacious twin room, also enjoying views towards the sea.

FIRST FLOOR

Upstairs, the bright and welcoming lounge provides a comfortable space in which to relax and enjoy the exceptional outlook. Large windows allow natural light to flood the room whilst framing the coastal views.

There is also a modern shower room with a large shower, wash basin and WC.

OUTSIDE

The property is approached via a private driveway and has ample parking immediately outside. The gardens provide a variety of areas to enjoy the spectacular coastal setting, including an open-sided decking area and separate patio, both offering wonderful opportunities for outdoor dining and relaxation.

ANTI-MONEY LAUNDERING

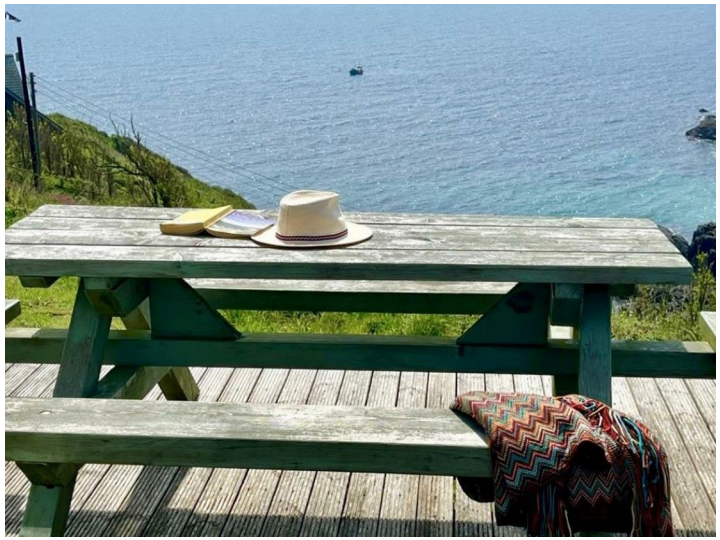
We are required by law to ask all purchasers for verified ID prior to instructing a sale

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.













AGENTS NOTE

The owners inform us that the property enjoys an unrestricted right of access via the driveway from the road to the cattle grid. They also inform us that maintenance of the lane when required is shared between this property, Bodrigy Lodge and The National Trust.

AGENTS NOTE TWO

We are advised by the vendors that there is the great potential of purchasing some extra land adjacent to the property by separate negotiation further details available on request.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

COUNCIL TAX

Council Tax Band TBC.

DATE DETAILS PREPARED.

23rd September 2026.

WHAT3WORDS

winners.inner.thrusters

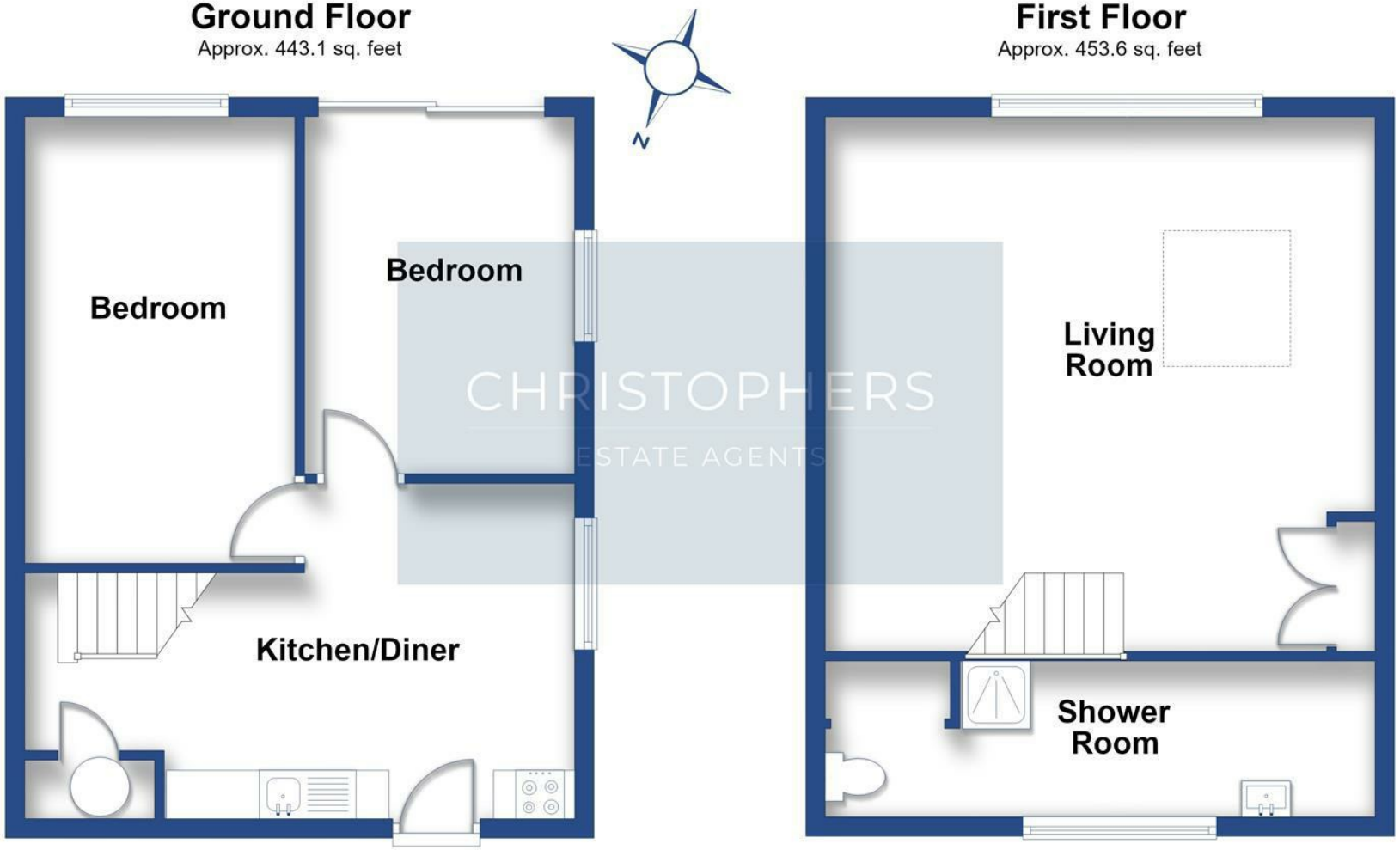
MOBILE AND BROADBAND

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.

Ground Floor
Approx. 443.1 sq. feet

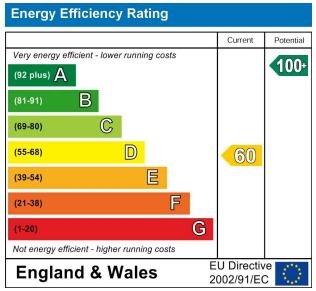


First Floor
Approx. 453.6 sq. feet

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PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS

Total area: approx. 896.7 sq. feet



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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