



**1 Porth Gwel North Corner, Coverack, TR12 6TJ**

**£995,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# 1 Porth Gwel North Corner

- LUXURY NEW DEVELOPMENT
- FIVE BEDROOM DETACHED EXECUTIVE STYLE RESIDENCE
- IMPRESSIVE VIEWS OVER THE VILLAGE AND OUT TO SEA
- AIR SOURCE HEAT PUMP AND UNDERFLOOR HEATING
- GARDEN AND PATIO AREA
- DOUBLE GARAGE AND PARKING
- FREEHOLD
- COUNCIL TAX G
- EPC C-79

Situated within the exclusive new development of Porth Gwel, in the highly sought after Cornish fishing village of Coverack, is this exceptional five bedroom detached executive style residence which offers contemporary coastal living at its finest.

Designed in an impressive reverse layout to fully capture the views across the village and out to sea, this striking home seamlessly combines luxury with practicality. The property showcases a host of modern refinements, including air source heating, underfloor heating and a beautifully appointed fitted kitchen, complete with extensive range of integrated appliances.

Two of the five bedrooms benefit from stylish en-suite facilities, providing comfort and privacy for family and guests alike.

Externally, the property enjoys a generous rear garden, predominately laid to lawn, whilst to the front of the property there is an elevated patio area, which allows one to take full advantage of the views over the village and out to the sea. The property further benefits from a large parking area which leads to a double garage. Access from the first floor are two balconies, one of which enjoys an outlook over the village and out to sea.

Internally, the accommodation comprise on the ground floor a hall, five bedrooms, two of which boast en-suite facilities and a master bedroom which has a walk-in dressing room. On the first floor, is a fabulous open plan lounge, kitchen/diner, utility room, w.c. and a snug.







## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

### DOOR TO

#### HALL

With doors to various bedrooms, door to the rear garden, two built-in cupboards, one of which houses the water tank and boiler and a stylish open tread staircase, with glass balustrading, ascending to the first floor.

#### MASTER BEDROOM 17'6" x 11'3" (5.33m x 3.43m)

Having bi-fold doors opening onto a raised patio and enjoying views over the village and out to sea. Door to walk-in dressing room.

#### WALK-IN DRESSING ROOM 10'9" x 5'6" (3.28m x 1.68m)

With a door to

#### EN-SUITE

En-suite shower room comprising a walk-in shower cubicle with both rain and flexible shower head over, a w.c. with concealed cistern and a wash basin with mixer tap over and drawer under. There is a tiled floor, tiled walls and a heated towel rail.

#### BEDROOM TWO 13'3" x 11' (4.04m x 3.35m)

With outlook over the village and out to sea. Door to

#### EN-SUITE

Comprising a free standing bath with mixer tap and flexible shower hose over, a wall mounted wash basin with mixer tap over and drawers under, w.c. with concealed cistern and a walk-in shower cubicle with both rain and flexible shower head. There is a tiled floor, tiled walls, heated towel rail and a frosted window.

#### FAMILY BATHROOM

An attractive modern suite comprising a bath with mixer tap and shower over, wall mounted wash basin with mixer tap over and drawers under and a w.c. with a concealed cistern. There are tiled walls and a towel rail.

#### BEDROOM THREE 18' x 11'9" (narrowing to 8'6") (5.49m x 3.58m (narrowing to 2.59m))

A dual aspect room with outlook to the rear garden and to the front aspect with views over the village and out to sea.

**BEDROOM FOUR 14'3" x 9'9" (narrowing to 7'9") (4.34m x 2.97m (narrowing to 2.36m))**

With an outlook to the rear.

**BEDROOM FIVE 10'3" x 10' (3.12m x 3.05m)**

With an outlook to the rear garden.

**FIRST FLOOR 36'3" x 26'9" (narrowing to 12'9") (11.05m x 8.15m (narrowing to 3.89m))**

A fabulous open plan space with vaulted ceiling, bi-fold doors to the front and rear elevated balconies with the front balcony in particular, taking full advantage of the views across the village and out to sea.

#### KITCHEN AREA

A contemporary kitchen comprising working top surfaces incorporating a one and half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. An array of built-in appliances include an oven, microwave, hob with hood over, dishwasher, fridge/freezer and a wine cooler. There is an outlook to the front and rear and a Juliette balcony takes full advantage of the sea views over other properties. There is a door to the snug and a door to the utility room. Overall a high end kitchen which is visually striking and offering a real wow factor!

**UTILITY ROOM 10' x 6'6" (narrowing to 3'3") (3.05m x 1.98m (narrowing to 0.99m))**

Having a tiled floor and worktop surface with cupboards and drawer under, further cupboards, washing machine and tumble drier. There is an obscured window to the rear and a sliding door to

#### W.C.

With a concealed cistern, wall mounted wash basin with mixer tap over and a frosted window to the rear.

**SNUG 21' x 10' (6.40m x 3.05m)**

A triple aspect room with an outlook over the village and out to sea. There are two Juliette balconies and an impressive vaulted ceiling.

#### OUTSIDE

The outside space is a real feature of the residence with a large parking area to the front which leads to a double garage. To the front of the property there is an elevated patio area, which enjoys views over the village and out to sea. To the rear of the property is a very good size garden, which is mainly laid to lawn.





#### **DOUBLE GARAGE 24' x 24' (7.32m x 7.32m)**

With two single electric garage doors which are remotely operated.

#### **SERVICES**

Mains electricity, water, private drainage, MVHR ventilation system and air source heating.

#### **AGENTS NOTE ONE**

On acceptance of an offer, the purchaser will be required to pay a non refundable deposit of £5,000 reservation fee and will be required to achieve an exchange of contracts within six weeks. Once this has been paid, the property will be marked as sale agreed and no further viewings will take place, The money will then be deducted from the sale price on completion of the sale.

#### **AGENTS NOTE TWO**

We are advised that the access road is unadopted and there is a management company set up between residents for upkeep with a 25% share each.

#### **COUNCIL TAX**

Council Tax Band G.

#### **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/>

#### **ANTI-MONEY LAUNDERING**

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

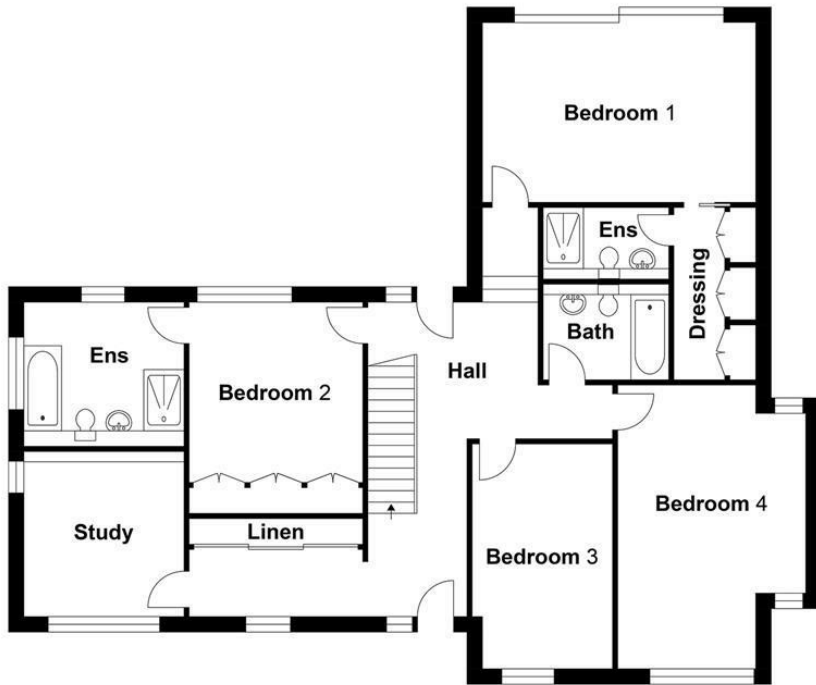
#### **PROOF OF FINANCE - PURCHASERS**

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.

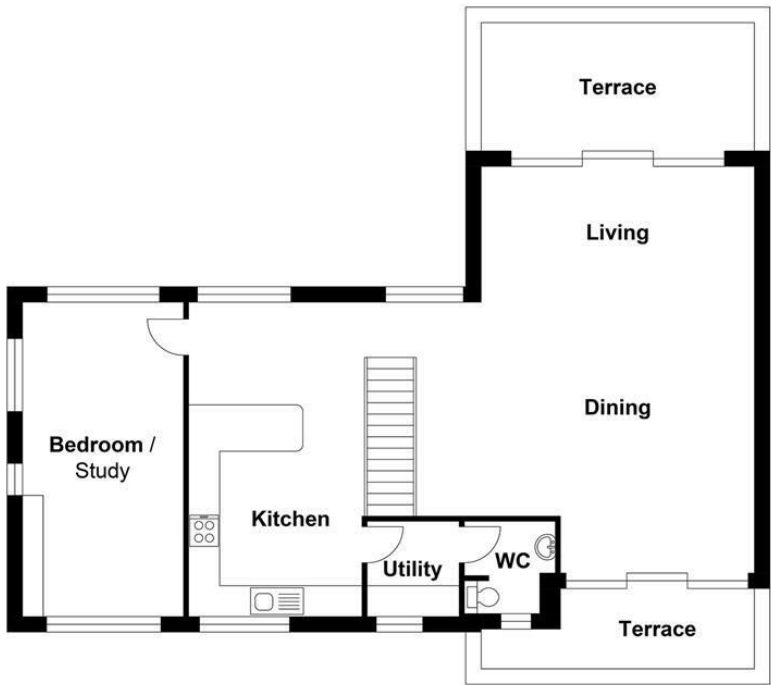
#### **DATE DETAILS PREPARED.**

19th February 2026.





Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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



## Christophers Estate Agents

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