



Ivy Cottage The Cove, Coverack, TR12 6SX

£750,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Ivy Cottage The Cove

- THREE BEDROOM CHARACTER COTTAGE
- OFF ROAD PARKING
- DELIGHTFUL LANDSCAPED GARDENS
- SEMI DETACHED
- CHARACTER FEATURES
- PATIO AREA
- ELEVATED SEA VIEWS
- FREEHOLD
- COUNCIL TAX D
- EPC F-34

Enviably nestled in the heart of the charming coastal village of Coverack, is this exceptional three bedroom character cottage with off road parking, delightful landscaped gardens to the rear and elevated sea views to Coverack bay and beyond.

Tastefully enhanced during our owners tenure the semi-detached cottage has firmly retained its soul, with a wealth of character features including a striking feature fireplace, beamed ceilings, slate flooring and authentic exposed stone work. These are seamlessly complemented by a stylish, contemporary, open plan living space with underfloor heating and a stunning sun room with oak beams, a vaulted ceiling and doors opening out invitingly into a sheltered patio area - perfect for morning coffee or an 'al fresco' lunch.

The heart of the home is the stunning open plan living space that effortlessly blends the kitchen, dining and lounge areas. A luxuriously appointed kitchen features quartz worktops, a double Belfast sink and an array of stylish drawers and cupboards. The lounge invites cosy evenings beside the wood burning stove and enjoys an outlook towards Coverack bay beyond neighbouring properties.

A ground floor double bedroom with sea glimpses and an adjacent shower room would seem ideal for guests, whilst the versatile study area could easily enable working from home to become a reality.

Upstairs, the master double bedroom enjoys views out towards the sea and benefits from a private en-suite shower and cloakroom, whilst there is a further double bedroom with views towards Coverack bay. The family bathroom is nicely appointed with a crisp white suite and metro tiling.

Outside the tiered rear garden is a delight. Enclosed by mature hedging and a Cornish stone wall, the garden is well tended and beautifully landscaped being laid largely to lawn. Elevated patio areas and decking provide the perfect place to sit out and relax or entertain and enjoy the elevated sea views and coastal backdrop.







The summerhouse is aptly positioned and benefits from wood flooring, power and light, offering versatility as a studio or work space.

With solar panels for hot water and underfloor heating to the ground floor, Ivy Cottage exudes character, but with all the comforts of modern living.

The accommodation in brief comprises an entrance hallway, shower room, open plan kitchen/dining room/lounge, sun room, study, three bedrooms (master en-suite) and a family bathroom.

Coverack itself is a Cornish fishing village 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 doctor's 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 (measurements approx)

Door to

ENTRANCE HALLWAY

Vaulted ceiling with skylight, slate flooring, cupboard housing electric consumer unit, steps up with opening to dining room/kitchen/lounge and latched doors to bedroom three and the shower room.

SHOWER ROOM

Comprising an attractive white suite with low-level w.c, pedestal wash hand basin, with mixer tap over and a generous walk in shower cubicle with 'metro' style tiling and a thermostatic shower with drencher head and flexible hose attachment. With slate floor tiling, ladder style heated chrome towel rail, recessed spotlighting, an extractor and skylight.

BEDROOM THREE 10'10" x 8'2" (3.30m x 2.49m)

Double bedroom with built-in wardrobe having a hanging rail with a storage cupboard above, window to side aspect with sea glimpses, slate floor tiling and a vaulted ceiling with skylight.

OPEN PLAN KITCHEN/DINING ROOM/LOUNGE

LOUNGE 18'9" x 10'10" (5.72m x 3.30m)

A room full of charm and character having a fabulous feature fireplace with exposed stonework, wooden mantle and a slate hearth playing host to a wood burning stove for those cosy nights by the fire. There is a white beamed ceiling, bespoke shelving, recessed spotlighting, slate flooring and large windows to the front aspect with an exposed timber lintel framing the view towards Coverack beach and the bay beyond. Zoned underfloor heating and opening to staircase to the first floor, steps to the study and further opening to the kitchen/dining room.

KITCHEN/DINING ROOM 13" x 10'10" (3.96m x 3.30m)

A beautifully crafted contemporary fitted kitchen with quartz working top surfaces, incorporating a double Belfast sink with swan's neck mixer tap over and matching up stands. There are a range of drawers and cupboards with matching hinged and eye level cupboards over. There is an integrated dishwasher, whilst spaces are provided for an electric cooker (with hood over) and a large freestanding American style fridge freezer. Recessed lighting, exposed local stonework, white beamed ceiling and a continuation of the slate flooring. Opening to sun room.

SUN ROOM 10'10" x 7'10" (3.30m x 2.39m)

Beautifully appointed triple aspect room, with vaulted ceiling with isocetes feature windows and exposed oak beams. Large French doors open out onto a sheltered patio area, which would seem an ideal place in which to sit and unwind. There are an array of windows providing a delightful outlook over the landscaped gardens, with distant sea views to be enjoyed beyond neighbouring properties.

STUDY 10'1" x 5'8" (3.07m x 1.73m)

A versatile and highly practical space, which could easily be utilised as an office for those seeking to work from home. There are a number of useful latched cupboards which provide useful storage and house a washing machine, Worcester emersion cylinder and an electric Heatrae Sadia boiler. There is a coat hanging rail with storage shelf over, a part vaulted ceiling, slate flooring and bespoke glazed feature doors with transom over to rear.

An attractive white painted wooden staircase with a window to the rear aspect rises to the first floor.

FIRST FLOOR

LANDING

With white balustrade, exposed timber floorboards, elevated window to rear aspect, loft hatch to roof space and latched timber doors off to master bedroom (ensuite), bedroom two and family bathroom.

BEDROOM ONE 14" x 10'10" (4.27m x 3.30m)

Delightful dual aspect double bedroom with exposed timber flooring, a bespoke built in wardrobe with sliding doors and hanging rails and bespoke alcove shelving. Door to built-in shower cubicle housing a thermostatic shower with drencher head, shower attachment, extractor, and white 'metro' style tiling. White concertina door to the cloakroom with low-level w.c with concealed cistern, mounted wash handbasin with attractive tiled splashback, a bespoke storage cupboard, white painted timber flooring. There are windows to the front and side elevations, both of which enjoy sea views beyond neighbouring properties.

BEDROOM TWO 12'8" x 10'10" (3.86m x 3.30m)

Comfortable double bedroom with built-in wardrobe with hanging rail and storage shelf over. Attractive alcove shelving and recess with exposed local stonework. Exposed timber flooring and window to front aspect enjoying delightful views towards Coverack bay and the sea beyond.

BATHROOM

Delightfully appointed with a low-level w.c, wall mounted wash handbasin with mixer tap over and a white panelled bath with shower screen and housing a thermostatic shower. There is white 'metro style' tiling, recessed spotlighting, an extractor, a chrome ladder style towel rail, white painted timber flooring and a window to the front aspect with sea glimpses beyond neighbouring properties.





OUTSIDE

A charming cobbled style driveway leads up to the front of the cottage and the adjacent off road parking area for two vehicles with an outside tap, electrical outlet and storage shed.

The beautiful tiered gardens to the rear are nicely landscaped and laid largely to lawn with fabulous elevated views across the village to Coverack bay and beyond. Steps from the lovely sheltered sun room patio area lead up to a useful kayak and beach store, beyond which is the rear gate which leads to the public footpath. Enclosed by mature hedging and a Cornish stone wall, the garden enjoys a sunny outlook with further elevated patio and decked areas, seeming to offer the perfect place to enjoy al fresco dining and the enviable coastal views on offer.

SUMMERHOUSE 20' x 10' (6.10m x 3.05m)

A particularly useful and versatile space with wood flooring, power and light and windows enjoying a delightful outlook across to Coverack bay.

SERVICES

Mains electricity, water and drainage.

AGENTS NOTE ONE

We are advised that the property owns the access lane to it and that three neighbouring properties have a right of pedestrian and vehicular access over this lane to reach their respective properties.

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.

COUNCIL TAX

Council Tax Band D.

DIRECTIONS

Proceed down the hill into the village of Coverack, bearing right along the seafront. Continue up the hill past St Peters Church and follow the road around to the left. On the right hand side are three thatched cottages, the first being Minstrel Cottage. The access lane to the cottage can be found on the right hand side next to the third thatched cottage in the row. Ivy Cottage is at the head of the driveway

VIEWING

To view this property or any other property we are offering for sale, simply 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/>

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.

27th November 2025.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	60
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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