



**Arlyn Wartha Chymbloth Way, Coverack, TR12 6TB**

**£800,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## Arlyn Wartha Chymbloth Way

- BEAUTIFULLY PRESENTED COASTAL RESIDENCE
- FOUR BEDROOMS
- SEA & COASTAL VIEWS
- MATURE GARDENS
- DOUBLE GARAGE & PARKING FOR SEVERAL VEHICLES
- COUNCIL TAX BAND - E
- FREEHOLD
- EPC - C80



An opportunity to purchase a beautifully presented four bedroom, detached coastal residence in the highly regarded Cornish fishing village of Coverack.

Nestled in an elevated hillside position, this fine property enjoys a superb marine and coastal outlook over the village of Coverack, the bay and out to sea.

The property is currently run as an Airbnb but would be equally suitable as a super family home.

The property offers generous, versatile accommodation, in brief providing on the ground floor: an impressive entrance hallway, lounge, snug/study, beautifully appointed kitchen/breakfast room, dining room and utility room. On the first floor a family bathroom, four bedrooms, two of which are en-suite, with the master having a Juliet balcony enjoying the fantastic marine outlook.

To the outside a driveway with parking for several vehicles, double garage and lovely mature gardens that wrap themselves around the property.

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)**





Part-glazed door with glazed side panels leading to -

#### **ENTRANCE HALLWAY**

An impressive space with engineered wood flooring and a turning staircase rising to the first floor with feature lights, as well as doors to -

#### **LOUNGE 20'0" x 11'9" (6.10m x 3.59m)**

A triple aspect room with views to the garden seating area and across the bay towards Lowland Point. There is an impressive wood burner set on a polished stone hearth and a feature pendant light.

#### **KITCHEN/BREAKFAST ROOM 21'3" x 14'5" (max measurements) (6.5m x 4.40m (max measurements))**

A super space with smart fitted kitchen that comprises stone effect worktops incorporating a one and a half bowl stainless steel sink drainer with mixer tap and attractive tiled splash-back. There are a mixture of base and drawer units under with wall units over, a built in refrigerator and Belling electric range cooker with stainless steel chimney-style hood over, central island unit again with stone effect worktops and a number of storage cupboards under. Windows to the rear and side aspect overlooking the gardens, along with glazed French doors that also lead out. Tiling to the floor and the room is lit by a series of down lighters. With door to -

#### **UTILITY ROOM 7'10" x 7'9" (2.39m x 2.38m)**

A useful space with stone effect worktop that incorporates a one and a half bowl stainless steel sink drainer, a number of base units under and wall units over whilst spaces are provided for a washing machine, tumble dryer and fridge freezer. There are two large storage cupboards. The room has tiling to the floor and a service door back to the garage.

From the kitchen, a further door leads back to the -

#### **STUDY/SNUG 11'6" x 10'9" (3.52 x 3.29m)**

With a window to the front aspect with a view to the sea.

#### **DINING ROOM 13'0" x 11'9" (3.98 x 3.59m)**

With engineered wood flooring and glazed French doors that lead out onto the gardens.





### CLOAKROOM

Wash hand basin set into a vanity unit with mixer tap, tiled splash-back, dual flush W.C., window to the side aspect, extractor and tiling to the floor.

From the impressive hallway, a lovely turning staircase leads up to the galleried first floor landing which has a window to the front aspect enjoying a super marine and coastal outlook. There is an impressive, modern chandelier-style light and a cupboard with slatted shelving for linen. With doors to -

### MASTER BEDROOM 16'7" x 11'9" (5.06m x 3.59m)

A super space with glazed doors that lead to the Juliet balcony where a fantastic coastal and marine outlook can be enjoyed. There are a number of built-in wardrobes and a door to -

### EN SUITE SHOWER ROOM

Beautifully appointed with a walk-in tiled and glazed shower cubicle with shower having large drencher head. Wash hand basin set into a vanity unit with storage under and lit mirror with further shelving and storage over, dual flush W.C., shaver socket, two obscured windows to the side aspect, ladder style chrome drying radiator, extractor, tiling to the floor and the room is lit by a series of down lighters.

### BEDROOM 2 11'6" x 9'11" (3.52m x 3.03m)

With window to the front aspect, again enjoying the fantastic marine and coastal outlook, two built-in wardrobes with door to -

### EN-SUITE SHOWER ROOM

Beautifully appointed with glazed and tiled walk-in shower cubicle, wash hand basin with mixer tap and tiled splashback with mirror over, dual flush W.C., feature glass shelf, chrome ladder style drying radiator, obscured window to the side aspect and tiling to the floor.

### BEDROOM 3 13'0" x 11'9" (3.98m x 3.59m)

With a window to the rear aspect overlooking the gardens.





#### **BEDROOM 4 15'0" x 9'2" (4.58m x 2.80m)**

With windows to both the rear and side aspects overlooking the gardens.

#### **FAMILY BATHROOM**

Nicely appointed, featuring a panelled bath with mixer tap and a mixer shower arrangement over, with a tiled splashback and glass shower screen. Dual flush W.C., wash hand basin with mixer tap having a tiled splash-back and feature lit mirror over. Obscured glazed window to the rear aspect, shaver socket, tiling to the floor, extractor and the room is lit by a series of down lighters.

#### **OUTSIDE**

To the front of the property there is a driveway with parking for several vehicles leading to the attached garage.

#### **GARAGE 22'0" x 19'0" (6.71m x 5.81m)**

This double garage has two up and over doors one of which is electric, as well as power points, lighting and a Grant oil boiler. There is a workbench at the rear with window out onto the garden and a loft hatch to a further storage area. Control unit for solar panels and service door back to the utility room.

#### **GARDENS**

The beautifully mature gardens cradle the property, comprising a hard landscaped seating area at the front, enjoying a view to the sea. To the side and the rear there is an impressive stone wall and hedging which encloses the garden, offering good degrees of privacy. A lawned area with trees and shrubs at its border, raised beds housing many mature trees and shrubs. Steps rise to a further orchard area planted with a number of fruit trees and from many points within the garden sea and country views can be enjoyed.

#### **AGENT'S NOTE ONE**

We are advised by the vendor the driveway is shared between three other properties with shared maintenance. There is a common turning area on the driveway.







**AGENT'S NOTE TWO**

We are advised tree preservation orders are in place within the curtilage of the property.

**AGENT'S NOTE THREE**

The property next door has planning permission to re-site its garage; please see Cornwall planning portal application number PA24/05814

**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.

**MOBILE & 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 NOTE**

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**

16th December, 2024.

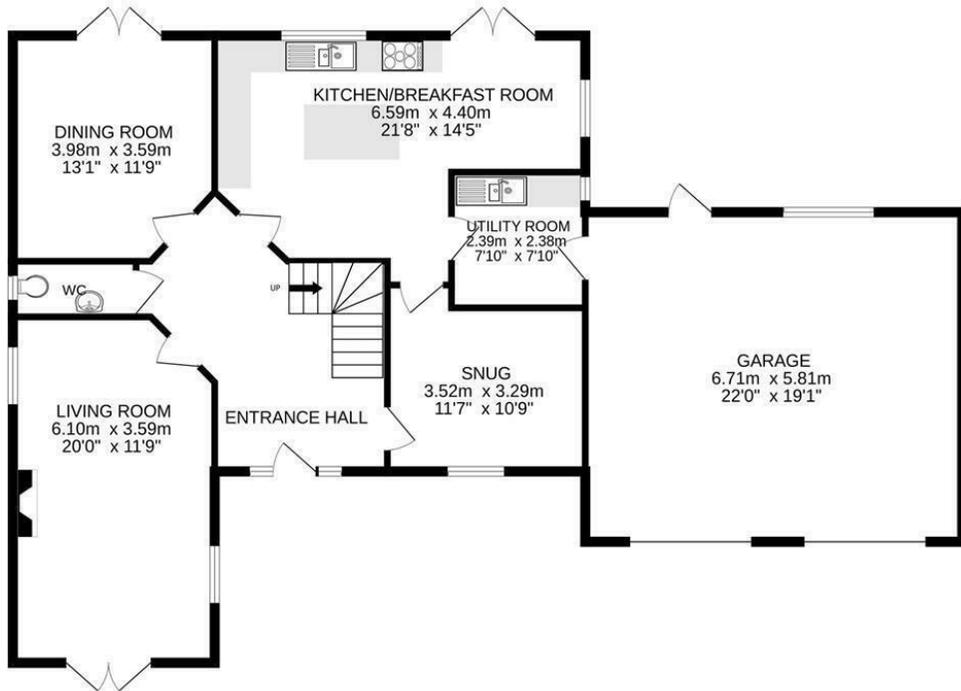




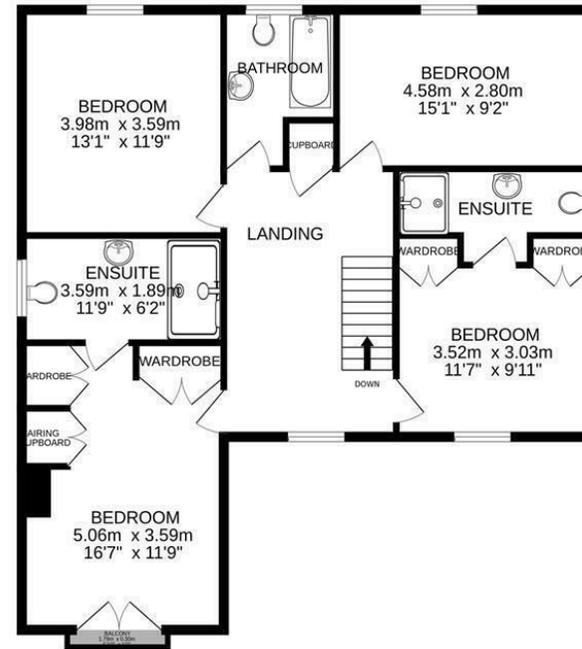




GROUND FLOOR



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	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Christophers Estate Agents

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