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Boak House



St Keverne 3 Miles, Mullion 12 Miles,  
Porthleven 13 Miles,.

For Sale by Online Auction - A superb opportunity to purchase a substantial 8 bedroom 5 bathroom former bed & breakfast. The property offers stunning sea views over Coverack harbour the Cornish Coastline.

- Online Auction - 22nd April 2026 4pm
- 8 Bedrooms
- 2 En-Suites
- 5 Bathrooms
- Coastal Location
- Conservatory
- Period Property
- Flexible Accommodation
- Freehold
- Council Tax Band D

Auction Guide  
£499,000

#### METHOD SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Wednesday 22nd April 2026 at 4pm.

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - [stags.co.uk](https://stags.co.uk) on the Auction Page.

#### SITUATION

Boak House enjoys an elevated coastal position overlooking the charming village of Coverack, offering views across the bay, harbour, and out to sea. Nestled on the southeastern coast of The Lizard Peninsula, Coverack is a picturesque fishing village steeped in maritime history.

#### THE PROPERTY

Retaining many of its period features, Boak House exudes charm and character while offering a highly versatile layout. Previously a successful guesthouse, the property provides generous accommodation with eight bedrooms, two en-suite bathrooms, and a total of five bathrooms.

A welcoming central hallway, accessed via steps, leads into the home. To the front, a spacious sitting room seamlessly flows into a family room, both brimming with character and featuring impressive period fireplaces. Off the central hallway, you'll find a large dining room and a well-equipped kitchen, complemented by a useful utility room and WC at the rear. Steps from the dining room lead up to a stunning conservatory, offering panoramic views over Coverack, while a decked terrace provides an ideal space for outdoor relaxation or entertaining.

On the first floor, there are four large double bedrooms, two of which benefit from en-suite shower rooms. A family bathroom and an additional shower room serve this level, while one of the rear-facing bedrooms enjoys a private balcony with picturesque views down to Coverack village. The second floor boasts three further spacious bedrooms, all with breathtaking coastal views, along with another family bathroom.

#### OUTSIDE

To the front of the property, a raised private garden enjoys beautiful sea views, providing a peaceful setting to relax and take in the surroundings. To the side, a spacious raised decked area enhances the outdoor space, perfect for entertaining or dining. At the rear, a useful courtyard offers additional practicality, accessed via a shared driveway to the side of the property.

#### SERVICES

Mains Water, Electricity, and drainage. Ultrafast Broadband available - Ofcom. Mobile Signal - EE, Vodafone & Three - Limited. O2 - Likely - Ofcom

#### VIEWINGS

Strictly and only by prior appointment with Stags' West Cornwall on 01796 223222.

#### DIRECTIONS

Upon entering the village of Coverack from Helston, proceed along the front elevated road above the beach through Coverack. Proceed for around 500m and before you enter the harbour, the road will continue around to the right. After a short distance Boak House will be evident on your right hand side.

#### PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

#### BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £10,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo Proptech as a contribution towards the online platform costs, and £7,600 is payable towards the purchase price.

An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

#### DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder will transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

#### LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo Proptech online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

#### SOLICITOR ACTING

Paul Adams - Adams Kaye  
Irongate House, 30 Dukes Place, London, EC3A 7LP  
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#### COMPLETION

The completion date will be as dictated by the solicitor and included in the legal pack.

#### DEFINITION OF AUCTION GUIDE & RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

#### SPECIAL CONDITIONS OF SALE

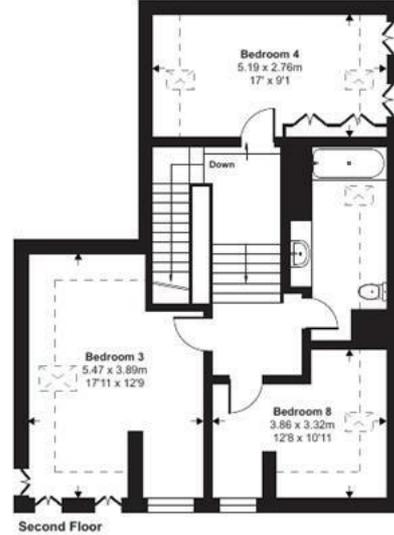
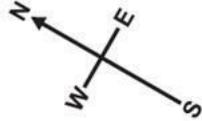
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



Approximate Area = 2690 sq ft / 249.9 sq m  
 Limited Use Area(s) = 159 sq ft / 14.7 sq m  
 Outbuilding = 60 sq ft / 5.5 sq m  
 Total = 2909 sq ft / 270.1 sq m

For identification only - Not to scale

Denotes restricted head height



Second Floor



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxcom 2025. Produced for Stags. REF: 1250038

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	70

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