



6 Beacon Terrace



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The Lizard, Helston, Cornwall TR12 7PB

Helston - 12 Miles Kynance Cove - 2 Miles Mullion - 5.5 Miles

A substantial and highly versatile five bedroom detached coastal family home with two garages, established garden and an uninterrupted sea view.

- Five Bedrooms
- Two Garages
- Off Street Parking
- Sea Views
- Freehold
- Utility
- Outbuildings
- Large Garden
- Versatile Accommodation
- Council Tax E

Guide Price £625,000

SITUATION

The Lizard Peninsula is the most southerly point of mainland Britain, jutting out into the sea where the Atlantic Ocean and English Channel meet. An Area of Outstanding Natural Beauty, The Lizard is characterised by magnificent sandy beaches, towering cliffs and pretty fishing villages boasting some of the most scenic coastline in the country. Lizard Village itself has a vibrant community and provides a range of local amenities with wider facilities available in the town of Helston, some 12 miles distant.

Lizard Point, with its lighthouse is around half a mile and the coastal footpath can be followed to the east or west. Eastward, the path passes the lighthouse and the Lloyds Signal Station as it makes its way along the cliffs towards the fishing village of Cadgwith. Westward it passes Kynance Cove and there are splendid views over Mounts Bay towards Lands End as it heads for Mullion and Gunwalloe.



THE PROPERTY

This substantial and welcoming family home offering flexible accommodation over three floors.

The accommodation comprises a large entrance porch from the front courtyard leading to the charming main Lounge with wood burner & south facing window with views across the green and out to sea. The dining room with traditional Rayburn leading to the bespoke Kitchen and pantry are at the heart of the property. Accessible from the kitchen is the large utility, downstairs shower room & W/C, and integral garage.

A second sitting room with views across the back garden, and rear entrance porch completes the ground floor accommodation.

The central staircase leads to the spacious first floor landing with four generous bedrooms, with three having south facing sea views. A large family bathroom with feature glass bricked shower cubical completes the first floor.

A further staircase leads to the second floor with an additional attic room / living area with views over village. A door leads to the fifth bedroom and a further shower room.

OUTSIDE

The property offers ample parking with private driveway to the side and an additional detached garage/workshop with access to the rear gardens.

In addition to the two garages are a number of outbuildings/studios, one of which would make an ideal home office or summer house.

To the rear of the well-established private garden is an area that could be developed with relevant consents.

SERVICES

Mains water, drainage and electivity. LPG heating,

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

As you enter centre of The Lizard village you will pass the Square's car park, Beacon Terrace can be found on your left hand side.





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	33	
(1-20)	G	67	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1
2PE

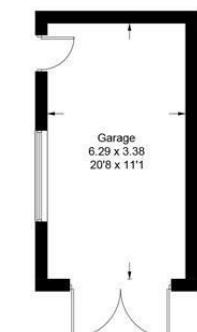
truro@stags.co.uk
01872 264488

These particulars are a guide only and should not be relied upon for any purpose.

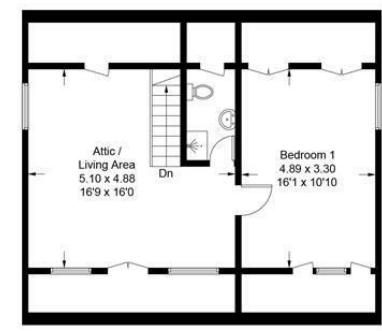
Approximate Gross Internal Area = 229.9 sq m / 2475 sq ft
(Including Attached Garage)
Outbuildings = 34.8 sq m / 374 sq ft
Total = 264.7 sq m / 2849 sq ft



First Floor



Ground Floor



Second Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID912556)



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