

Rohrs & Rowe

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The Cellars Church Cove, The Lizard, Helston, TR12 7PH

Guide price £1,350,000

A restored 19th-century pilchard cellar set within the heart of Church Cove, just moments from the shoreline and the South West Coast Path. Thoughtfully reimaged, it pairs its original coastal character with contemporary glazing to create a light-filled home with direct sea views.

Originally constructed in the 19th century as a pilchard cellar, this converted coastal building occupies a direct position within Church Cove, a short walk from the shoreline and the South West Coast Path. Its significance lies in the retention of its original form and materials, now paired with contemporary glazing that introduces light and transparency while preserving the integrity of the structure.

Access is through substantial double doors into a central cobbled passage, forming a sheltered courtyard spine through the building. This walkway retains its original stonework and serpentine granite, now framed on both sides by full-width glazing which defines the principal living spaces and draws light deep into the plan. The contrast between the retained fabric and modern intervention is consistent and deliberate.

On the seaward side, the sitting room measures approximately 23'5 by 11', with exposed joists and beams and a wood-burning stove set as a focal point. The room is oriented towards the cove, with direct views to the sea. Opposite, across the glazed courtyard, the kitchen and dining room mirrors the proportions. Here, a vaulted ceiling increases volume, and full-height glazing opens the space to the courtyard while maintaining visual connection through the building.

To the rear of the ground floor is a guest bedroom, positioned for privacy, with an adjacent shower room. A separate WC and a utility room provide practical support spaces on this level, allowing for independent guest use if required.



The first floor is arranged as a single principal suite occupying the entire level. The bedroom is positioned to take advantage of elevated sea views, with a walk-in wardrobe and an en suite bathroom set behind.

The gardens are arranged to the rear on a slightly elevated terrace, providing a degree of shelter and separation from the cove while retaining open views towards the coastline. A further courtyard area connects externally to the first floor, offering an additional access point and usable outdoor space. The property also includes a dedicated parking area within Church Cove, a practical provision in a location where parking is otherwise limited.

Location

Church Cove on the Lizard Peninsula is a small, sheltered beach on Cornwall's south coast, known for its clear water and relatively calm conditions compared to the more exposed west-facing coastline. It is a practical spot for water-based activities such as swimming, kayaking, snorkelling, and diving, with good visibility and a mix of sandy and rocky seabed that supports local marine life. The cove is also used for small-scale boating and fishing. Daily life in the area is closely linked to the sea, with straightforward access to the water and a focus on outdoor activity rather than tourism-heavy development.

The Lizard Peninsula is very much Cornwall's forgotten Eden and its west coastline has some of the most dramatic scenery in Cornwall. With its unique flora & fauna, history & geology the Lizard Peninsula also offers the Goonhilly Nature Reserve & Earth Station, various beaches and the Helford River to the explorer. Activities such as boating, in most of its forms, diving and golf are available for the enthusiast. There is also an abundance of fine food to enjoy throughout the area with local fish, especially crab & lobster, being regular features.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	74	G	G
72	75	F	F
73	76	E	E
74	77	D	D
75	78	C	C
76	79	B	B
77	80	A	A
78	81	A+	A+

