

Rohrs & Rowe

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Cove Lodge Cove Road, Sennen, TR19 7BP

Guide price £1,000,000

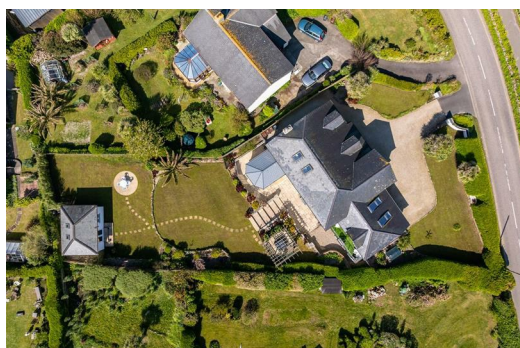
An exceptionally well-proportioned and beautifully presented modern residence enjoying far-reaching coastal views, set within one of West Cornwall's most sought-after villages.

This impressive detached home offers expansive and versatile accommodation arranged over three floors, with a layout well suited to modern family life and equally capable of supporting multi-generational living if required. Four reception rooms are arranged across the two principal floors, giving the house an excellent balance of formal and informal living space.

A spacious entrance hall provides a striking introduction to the property, enhanced by a galleried ceiling and a staircase finished in glass and stainless steel. The principal sitting room extends to almost 20 feet and centres around a contemporary wood-burning stove, while timber double doors open into a 14' x 10'10" garden room enjoying views across, and direct access to, the south-facing rear gardens.

To the front of the house is a comfortable and well-proportioned snug with far-reaching views across the surrounding landscape towards the sea and cove below. This room could equally serve as a formal dining room or, if required, a ground floor bedroom. A 12'7" x 10'3" study provides an ideal work-from-home space, and there is also a ground floor cloakroom accessed from the hallway.

To the rear, the kitchen / dining room forms a particularly impressive part of the house. Arranged in an L-shape and measuring approximately 24 feet, it overlooks the southerly gardens and is fitted with sleek white cabinetry, a central island and polished granite worktops. French doors open from the dining area onto the sun-filled patio, creating an excellent connection between the house and garden, while a large adjoining utility room provides further practicality and also opens directly to the rear garden.



Upstairs, the sense of space continues. The principal bedroom suite is particularly well appointed and benefits from a stylish en suite bathroom with both a corner bath and separate shower. The second bedroom extends to almost 20 feet and features dual walk-out Velux windows enjoying far-reaching views towards the sea and coastline. To the opposite side, a south-facing balcony overlooks the garden below. The third double bedroom enjoys an attractive garden aspect, while the fourth bedroom is currently arranged as a first-floor sitting room, with bi-folding doors framing some of the finest views from the house.

A separate staircase, accessed from a door on the landing, rises to the top floor where a substantial loft-level bedroom measuring approximately 25 feet is found. This versatile space features two roof windows and a door leading to a walk-in loft room.

Gardens and grounds

Cove Lodge occupies a generous plot of just over 0.27 acre and is approached via a gated entrance leading to a spacious gravel driveway providing ample parking together with access to the two integral garages. The larger garage measures 17'1" x 9'11" and includes a separate walk-in store, while the second garage measures 11'6" x 9'5".

The rear gardens are a particular feature of the property, being south-facing and thoughtfully landscaped with a generous lawn bordered by exotic planting including palms and succulents. A large patio with pergola provides a sheltered and sunny space, ideal for outdoor dining and entertaining.

At the far end of the garden stands a detached studio, currently used as a gym and games room, but equally well suited as a home office, hobby room or creative workspace.

Location

The property enjoys an exceptional position within the highly sought-after coastal enclave of Sennen Cove. Once a traditional fishing village, Sennen is now renowned for its sweeping sandy beach, excellent surf and picturesque harbour, which remains home to a small working fishing fleet.

The area lies within an Area of Outstanding Natural Beauty, and both Sennen Cove and neighbouring Gwynver Beach are within easy walking distance, offering superb opportunities for beach days, water sports and coastal walks. The South West Coast Path also passes through the village, providing spectacular scenery along this dramatic stretch of coastline.

Sennen Cove and Sennen village offer a useful range of local amenities

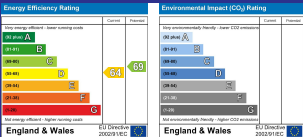
including shops, pubs and restaurants, while the market town of Penzance, approximately nine miles to the east, provides a wider range of commercial facilities together with a mainline railway station offering direct services to London Paddington. Just 1.5 miles away lies Land's End, while other notable attractions in the surrounding area include the Minack Theatre at Porthcurno, Cape Cornwall, the harbour village of Mousehole and St Michael's Mount.

Services

Mains water, electricity, and drainage. Oil-fired central heating. Superfast broadband available.

Directions

From Penzance proceed in a westerly direction along the A30 towards Lands End initially and then Sennen. Upon reaching the village of Sennen, at the mini roundabout turn right for Sennen Cove. Follow the road down and Cove Lodge is the first property on your left-hand side.



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