



**Granville, The Cove, Coverack, TR12 6SX**

**£499,950 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# Granville, The Cove

- EDWARDIAN FIVE/SIX BEDROOM RESIDENCE
- FINE SEA VIEWS
- PERIOD FEATURES
- DECKED SUN TERRACE AND PATIO AREA
- WOODBURNING STOVE
- RESIDENCE IS ARRANGED OVER THREE FLOORS
- OIL FIRED CENTRAL HEATING AND SOLAR PANELS
- FREEHOLD
- COUNCIL TAX E
- EPC D-64





Situated in the heart of the highly regarded coastal village of Coverack is this classically proportioned Edwardian five/six bedroom residence with excellent sea views and an elevated sun terrace.

Located on the more sheltered side of the renowned Lizard Peninsula, an Area of Outstanding Natural Beauty, the residence is located just moments away from the iconic harbour, golden sands and renowned bathing waters of Coverack.

Granville is a handsome, double fronted, period residence with a brick facade and striking bay windows. Believed to have been constructed in circa 1907, the residence offers a wealth of period features from ornate door architraves and picture rails to decorative fireplaces and a cast iron decorative Tellers & Rogers range in the breakfast room.

Of generous proportions the residence is arranged over three floors with many rooms, including the principal living rooms and master bedrooms having magnificent views across Coverack bay and out to the open sea beyond.

Highlights include a welcoming sitting room with a wood burning stove and a wonderful outlook towards the bay, a dining room with decorative fireplace and sea views and the master bedrooms, with bay windows, enjoying an enviable marine outlook.

Outside a decked sun terrace and patio area provide the perfect place in which to sit out and enjoy the sunny aspect and panoramic views across Coverack bay and beyond.

Further steps rise beyond the terraced garden and out towards Perprean Cove and the adjacent coast path.

The accommodation comprises, on the ground floor, an entrance hall, dining room, sitting room, breakfast room, kitchen, utility room, cloak room and side hallway.

On the first floor are three bedrooms, a further bedroom four/office, cloakroom and a family shower room, whilst on the second floor there is a fifth bedroom and further bedroom/store room.

The residence benefits from double glazing, oil fired central heating and solar panels.







Coverack itself is a Cornish fishing village 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)**

##### **CANOPY PORCH**

With granite steps up to entrance porch.

##### **ENTRANCE DOOR TO THE HALLWAY**

##### **HALLWAY 22'3" in length (6.78m in length)**

With coat hanging rail with shelving above, opening to staircase to first floor, door to understairs storage cupboard and doors off to dining room, sitting room, side entrance and breakfast room. Obscure glazed door with frosted side panel to rear courtyard.

##### **DINING ROOM 13'3" x 11'2" (inc fireplace) (4.04m x 3.40m (inc fireplace))**

With twin sash windows to the front aspect enjoying a delightful outlook towards Coverack beach, harbour and bay beyond. Decorative fireplace with wooden mantle and tiled hearth and surround. Feature alcove shelving and picture rails.

##### **SITTING ROOM 15' x 11'1" (including fireplace) (4.57m x 3.38m (including fireplace))**

Having a fireplace with wooden mantle, brick surround and slate hearth housing a woodburning stove and providing a lovely focal point for the room. This is complemented by ornate door architrave, picture rails and large twin sash windows with a fabulous outlook to the front, encompassing Coverack bay and beach. Sliding door to the breakfast room.

##### **BREAKFAST ROOM 10'6" x 9'6" (3.20m x 2.90m)**

Having an impressive decorative fireplace housing a Terrell and Rogers Range (decorative only). Feature alcove shelving and cupboards to side, part glazed door to hallway, windows to rear courtyard, tiling to the floor and opening to the kitchen.



#### KITCHEN 10'7" x 10'4" (3.23m x 3.15m)

Comprising a well equipped modern fitted kitchen with working top surfaces incorporating a one and a half bowl stainless steel sink with drainer and swan's neck mixer tap and Neff electric hob with hood over. There are a pleasing range of base cupboards and drawers, including twin carousel units, complimented by wall units with display shelves. Integrated appliances include an electric oven, grill and dishwasher. There are tiled splash backs, under counter lighting, recessed spotlighting, terracotta tiling to the floor, windows and a part glazed door to the inner courtyard. Steps up to the utility area.

#### UTILITY AREA (of irregular shape)

Having space for a washing machine and freestanding American style fridge freezer. With useful shelving to the walls, corner shelving, Velux window, terracotta tiling to the floor and door to the cloakroom.

#### CLOAKROOM

With a low-level w.c, wall mounted wash handbasin with mixer tap and tiled splash-backs, obscure glazed window to rear courtyard, extractor, shaving point/light and terracotta tiling to the floor.

#### SIDE ENTRANCE

With coat hanging rail, shelving, outside tap and part glazed side entrance door.

#### FIRST FLOOR

An impressive staircase rises to the first floor.

#### LANDING

With balustrade, ornate period wood detailing, opening to staircase to second floor, opening to inner landing and doors off to cloakroom and bedrooms one, two and three.

#### BEDROOM ONE 18'9" x 13'5" max (inc built in wardrobes) (5.72m x 4.11m max (inc built in wardrobes))

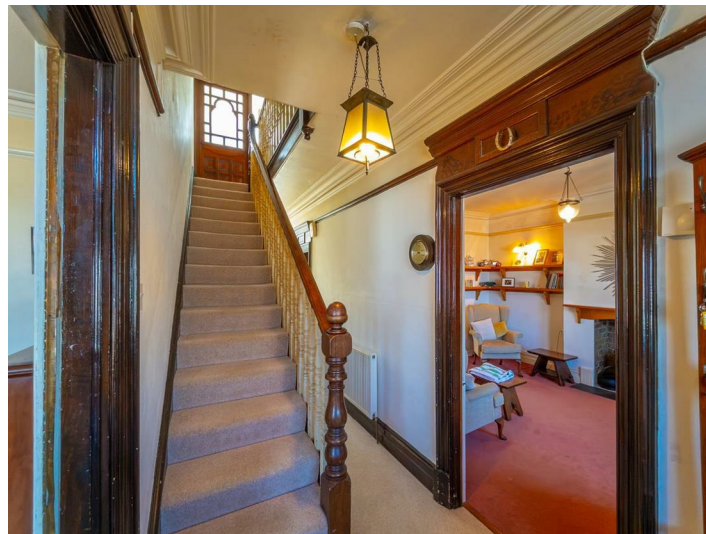
Fabulous double bedroom with bay window enjoying a magnificent elevated outlook across Coverack Harbour, beach and the sea beyond. There is a pedestal wash hand basin with splashback, shaving point/light, a fabulous decorative fireplace, built-in wardrobes suite with hanging rails and storage cupboards over and an array of sash windows.

#### BEDROOM TWO 16'0" x 10'7" max (inc bay window & wardrobe) (4.88m x 3.23m max (inc bay window & wardrobe))

Comfortable double bedroom with feature bay window enjoying panoramic views towards the harbour and sea beyond. There are an array of sash windows and a built in wardrobe with hanging rail, shelf above and storage cupboard over. Door to an airing cupboard.

#### AIRING CUPBOARD

With pedestal wash hand basin, vinyl flooring and hot water cylinder.







### **BEDROOM THREE 7'3" x 6' (2.21m x 1.83m)**

Currently utilised as an office. With window to front aspect with sea views.

### **CLOAKROOM**

Low level w.c, corner wash handbasin with tiled splashback, vinyl flooring and glazed windows to the rear aspect.

### **INNER LANDING**

With doors off to family shower room and bedroom four. Windows to side aspect.

### **SHOWER ROOM 12'4" x 6'4" (3.76m x 1.93m)**

Well equipped with low level w.c, pedestal wash handbasin with tiled splashback and a large walk-in tiled shower cubicle with thermostatic shower and attachment. There are a number of mobility aids, shaving point/light, a heated towel rail, medicine cupboard, recessed spotlighting, vinyl flooring and an extractor. Obscure glazed window to side aspect, porthole lights and a door to the airing cupboard housing a heated towel rail slatted shelving, electric consumer unit and plant for solar panels.

### **BEDROOM FOUR 10'5" x 9' (3.18m x 2.74m)**

Pleasant dual aspect room with windows to side and rear aspects.

A staircase rises past a window to the rear aspect and turns to the second floor.

### **SECOND FLOOR**

With balustrade, frosted skylight, some restricted head room, doors to bedroom five and bedroom six/store room.

### **BEDROOM FIVE 18'6" x 13'6" (5.64m x 4.11m)**

Spacious dual aspect double bedroom enjoying fabulous elevated sea views across the harbour and cove beyond. From the side aspect there is a lovely marine and coastal seascape to enjoy. There is recessed shelving, bookcase and a small area of restricted headroom.

### **BEDROOM SIX/STORE ROOM 12'9" x 17'4" (max) (including boiler room) (3.89m x 5.28m (max) (including boiler room))**

A versatile space which could be utilised as a store room or bedroom six to suit, with some areas of limited headroom. Loft trap to roof space, fluorescent strip lighting, window to front aspect enjoying views across Coverack Bay. Door to boiler room housing a Worcester oil fired boiler.





## OUTSIDE

To the front steps lead up to a canopy porch with an impressive front entrance door. To the side a pedestrian pathway leads around to the side entrance door.

A rear courtyard area leads on to steps that rise up to the neatly enclosed terraced garden. Enjoying a southerly aspect with a decking area that enjoys elevated views that take full advantage of the fine coastal outlook. An adjacent patio and open air barbecue would seem the ideal place in which to sit out and entertain during warmer months. A gate and further steps lead beyond the garden towards open grounds and Perprean Cove. The gateway also gives access to a right of way leading to The Battery, a public green space for outdoor festivities, children's playground and the annual village fete; a wonderful place to visit and enjoy the views.

## SERVICES

Mains electricity, water, drainage. Solar panels.

## AGENTS NOTE ONE

We are advised that the property enjoys a pedestrian right of way to the side enabling access to the side entrance door.

## AGENTS NOTE TWO

Our owners advise us that the residence enjoys a right of way beyond the terraced garden towards the common land and grounds near Perprean Cove and coastpath.

## 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.

## COUNCIL TAX

Council Tax Band E.

## DIRECTIONS

Proceed down the hill into the village of Coverack, bearing right along the seafront. Proceed up the hill, bear left at the top, carry along the road and just before the Paris Hotel the property will be found on the right.

## VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of the details.

## MOBILE AND 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

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.

5th August 2025.





Granville, The Cove, Coverack, Helston

Approximate Area = 2174 sq ft / 202 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.





## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

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