



**Morwen Housel Bay, The Lizard, TR12 7PG**

**£695,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# Morwen Housel Bay

- BREATHTAKING, UNINTERRUPTED VIEWS OF THE COASTLINE
- ENVIABLE FRONT LINE POSITION
- EXTENSIVE PLOT APPROACHING ONE ACRE
- THREE BATHROOMS
- SIX BEDROOM
- SOUGHT AFTER LOCATION
- FLEXIBLE LAYOUT
- COUNCIL TAX BAND - G
- EPC - C20
- FREEHOLD

## Coastal Gem with Unrivalled Potential

Nestled on an expansive plot approaching an acre, this extraordinary property offers breathtaking, uninterrupted views of the coastline and direct access to the renowned Southwest Coast Path. A rare and exciting opportunity, this substantial six-bedroom home is brimming with possibilities, whether you're seeking to refurbish, reconfigure, or completely reimagine it.

Currently offering spacious accommodation with six bedrooms, three bathrooms, and two reception rooms, the layout presents a flexible canvas. The property could be redesigned to incorporate a separate annexe, ideal for multi-generational living or additional rental income. For those with grander ambitions, the plot provides an exceptional opportunity for complete redevelopment. Any alterations would be subject to obtaining the necessary consents.

Set in an enviable frontline position, this is a chance to create a dream home that seamlessly blends luxury living with the natural beauty of its surroundings. Properties of this type in such locations are rare, making this a once in a lifetime opportunity to create a bespoke sanctuary by the sea.











**LOCATION**

Housel Bay is a coveted location offering peace and tranquility yet within easy reach of The Lizard Village. Tucked away just behind The Lizard Point you will find this stunningly pretty little cove. Set at the bottom of craggy, dark serpentine cliffs is a glistening stretch of near white sand with the clearest turquoise water imaginable. The beach here is relatively sheltered, particularly considering it is within a stone's throw of the most southerly point in mainland Britain. The high cliffs also provide plenty of cover from the wind.

The most southerly village in Mainland Britain, The Lizard itself offers a wide range of day to day facilities to include a primary school, butchers and public house as well as a comprehensive range of shops and eateries, also within catchment for the extremely well regarded Mullion Secondary School which has been commended in the national press.

Standing proud in the sea, The Lizard Peninsula presents a rugged face to the elements, yet paradoxically the climate is probably one of the warmest in Britain and home to rare and endangered plants as well as the unique metamorphic Serpentine rock that it is famous for; here the air is crisp, clear and unpolluted by industry. With The Lizard as a base one is perfectly placed to access all of the delights that South West Cornwall has to offer from stunning coastal walks along the dramatic cliffs of the Lizard Point to the beautiful nearby beaches including Coverack with it's crystal clear waters, the iconic Kynance Cove and traditional fisherman's cove at Cadgwith. Wider facilities are on offer in nearby Mullion and Helston with Helston offering two major supermarkets as well as a range of schooling options.

**ENTRANCE VESTIBULE 14'9 x 11'5 (4.50m x 3.48m)**

With two doors and window to front

**FREEZER ROOM 4'9 x 4' (1.45m x 1.22m)**

With shelved storage, power and light

**CLOAKROOM 3'4 x 4'5 (1.02m x 1.35m)**

With high level WC and wall mounted basin.

Door to staircase to first floor and two doors into the property;

**HALLWAY 8'4 x 7'2 (2.54m x 2.18m)**

With tiled floor. A useful space offering potential for storage or as a study area. Door to inner hallway, kitchen and main hall.

**INNER HALLWAY**

Offering storage cupboard, large walk in airing cupboard with radiator and door to bathroom.

**BATHROOM 7'6 x 7'4 (2.29m x 2.24m)**

With coloured suite comprising of bath with mixer tap and wall mounted domestic shower, pedestal hand washbasin, low level WC. Tiled to half height, radiator and window to side.

**KITCHEN/BREAKFAST ROOM 12'11 x 11'5 (3.94m x 3.48m)**

With tiled floor, fitted with a range of base and wall units. Stainless steel sink and double drainer, space and plumbing for washing machine, oil fired boiler. Borrowed light window to front into the entrance vestibule.

**MAIN HALL**

With stairs to first floor and doors to various rooms and external door to outside.

**BEDROOM 13'7 x 14'1 (4.14m x 4.29m)**

With fitted carpet, wardrobes, two radiators and window to rear



**DINING ROOM/BEDROOM 11'1 x 10'5 (3.38m x 3.18m)**

With fitted carpet, radiator and window to rear.

**LIVING ROOM 18'9 x 15'9 (5.72m x 4.80m)**

A fabulous light and spacious room with picture window to rear looking out to sea. Taking full advantage of the panoramic coastal views and door to terrace. With fitted carpet, open fire, radiator and door to hallway two.

**HALLWAY TWO**

Also enjoying separate access from the main entrance vestibule. Radiator, storage cupboard and doors to various rooms.

**UTILITY ROOM 13'9 x 5'9 (4.19m x 1.75m)**

Ideal as a kitchen if wishing to use this space as an annexe, or alternatively as a useful utility room. Currently fitted with base and wall units, stainless steel sink and drainer and space and point for under counter fridge. Window to side offering a rural outlook.

**BATHROOM 7'9 x 7'6 (2.36m x 2.29m)**

With bath, separate shower cubicle housing an electric shower, wash hand basin in vanity unit, WC and obscured sash window to side.

**BEDROOM 13'4 x 9'1 (minimum measurement) (4.06m x 2.77m (minimum measurement))**

Sash window to side offering rural views.

**STUDY/BEDROOM 15'2 x 15'9 (4.62m x 4.80m)**

Ideal as a lounge if wishing to provide self contained accommodation. It has also been used as a study to the main property. With fitted carpet, radiator and double doors to rear, accessing the patio and terrace and offering outstanding coastal views.

Split staircase to first floor accessing the main hallway and the entrance vestibule

**FIRST FLOOR LANDING**

With doors to various rooms, fitted carpet and a radiator

**UTILITY ROOM 10'4 x 8'2 (3.15m x 2.49m)**

With sash window to side. Stainless steel sink and drainer, base units and work surfaces over.

**BEDROOM 11'3 max, reducing to 6'5 min x 17'3 max (3.43m max, reducing to 1.96m min x 5.26m max )**

With window to rear offering coastal and rural views, including towards Lloyds Signal Station.

**BEDROOM 15'9 x 17 (max into bay window) (4.80m x 5.18m (max into bay window))**

Offering fabulous panoramic rural views.

**BEDROOM 17'7 max x 11'2 max irregular shape room (5.36m max x 3.40m max irregular shape room)**

With window to rear offering fabulous views.

**BATHROOM 13'6 x 9 (4.11m x 2.74m )**

With bath with tiled surround, wc, pedestal wash hand basin, radiator, sash window to side offering rural views towards Lloyds signal station.







### OUTSIDE

The property is approached by a driveway, leading to a generous parking area at the front of the house. There is a detached large garage in poor order. To the side of this is a workshop, which again is in poor order. There is access around both sides of the property to the rear, where the main gardens lie. The garden is large with the plot approaching almost an acre in size in total. The garden is a blank canvas, there is a patio and terrace accessed from the property, which would be perfect for alfresco dining. Steps lead down to the main garden area below this, which is predominately laid to lawn.

### VIEWING

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

### DIRECTIONS

On approaching Lizard Village proceed into the village and after the first row of shops on the left hand side turn left into Beacon Terrace, proceed passing the playing fields/football field on the right, and take the first turning after this into Housel Bay. Proceed following the road down towards the Hotel, just before the hotel bear right and follow the lane, passing the property 'SeaPinks' continue along and turn into the driveway of the property identified by a Christophers For Sale Board.

### AGENTS NOTE

The property is being sold on behalf of the owner by a Power of Attorney who has no personal knowledge of the property. Buyers must rely on their own enquiries.

### 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.

### 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/>

### COUNCIL TAX

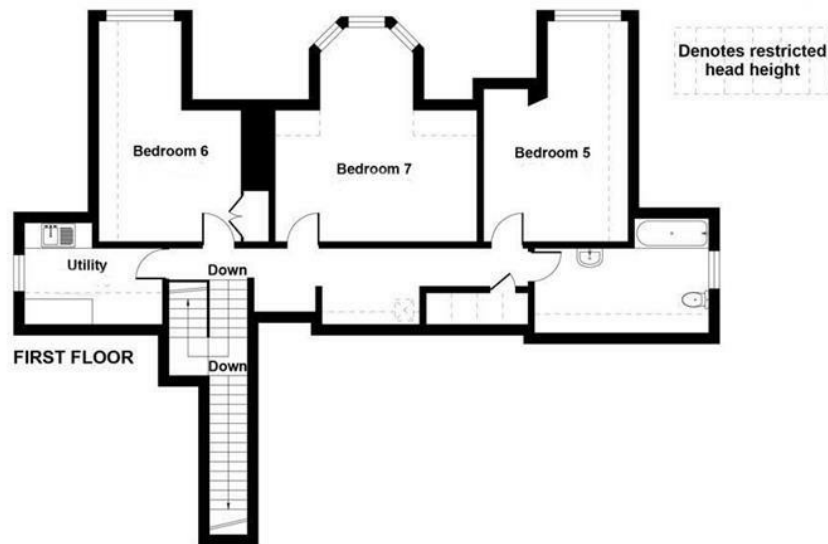
Council Tax Band G

### DATE DETAILS PREPARED.

Details prepared January 2025







| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 78                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             | 20      |                         |
| 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 a property or any other figures 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

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