



**1 Parc Halligey, Coverack, TR12 6TS**

**£550,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# 1 Parc Halligey

- NEWLY CONSTRUCTED DETACHED FOUR BEDROOM HOUSE
- CONTEMPORARY AND STYLISH KITCHEN BREAKFAST ROOM
- AIR SOURCE UNDERFLOOR HEATING
- GARDEN AND BLOCK PAVED PARKING
- SUPERB OPPORTUNITY TO CREATE A FAMILY HOME IN THIS BEAUTIFUL FISHING VILLAGE
- FREEHOLD
- COUNCIL TAX BAND - F
- EPC - B84

An opportunity to purchase a detached, four bedroom executive style family home on the outskirts of the highly sought after and picturesque Cornish fishing village of Coverack.











This newly constructed property presents a wonderful opportunity to acquire a beautifully finished and contemporary home, built by a well regarded local developer. Warmed by air source heat pump underfloor heating and benefitting from double glazing, there is a stylish modern kitchen complete with integrated built-in appliances and a well fitted bathroom suite. To the outside is a good sized garden which is mainly laid to lawn and off road parking for two vehicles. Distant sea views can be enjoyed.

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 shop and doctor's 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)**

Covered entrance area. With door to hall.

#### **HALL**

With stairs to the first floor, access to an understairs cupboard, door to the W.C., kitchen/diner and double doors to the lounge.

#### **LOUNGE 24'9" x 12'3" (7.54m x 3.73m )**

A triple aspect room with French doors opening to the rear of the residence.

#### **KITCHEN/DINER 24'9" x 10'6" (7.54m x 3.20m)**

A triple aspect room enjoying an outlook to sea in the distance.



### KITCHEN AREA

Working top surfaces incorporate a one and a half bowl sink unit with drainer, cupboards and drawers under and wall cupboards over. An array of built-in appliances include a double oven, no frost fridge/freezer, hob with hood over, washing machine and a wine cooler.

### W.C.

Comprising a W.C. with concealed cistern, wall mounted washbasin with mixer tap over and cupboards under, obscured window to the rear.

### STAIRS & LANDING

With a window to the rear aspect, access to the loft, doors to all bedrooms and door to bathroom.

### BATHROOM

Comprising a W.C. with concealed cistern, bath with shower over and a wall mounted washbasin with mixer tap over and cupboards under. There are partially tiled walls, LVT flooring, heated towel rail and an obscured window to the front.

### BEDROOM ONE 13'6" x 10'6" (4.11m x 3.20m )

With outlook to the front and distant sea views.

### BEDROOM TWO 12'6" x 12'3" (3.81m x 3.73m )

With outlook to the rear aspect.

### BEDROOM THREE 11'9" x 10' (3.58m x 3.05m)

With distant sea views.

### BEDROOM FOUR 10'9" x 10'6" (3.28m x 3.20m )

With outlook to the rear aspect.

### OUTSIDE

There are gardens surrounding the property which are mainly laid to lawn. Off road parking for two vehicles.

### SERVICES

Air source heating. Mains water and electricity.







#### **AGENTS NOTE**

On acceptance of an offer, the purchaser will be required to pay a non refundable £2,500 reservation fee and will be required to achieve an exchange of contracts within six weeks. Once this has been paid, the property will be marked as 'sale agreed' and no further viewings will take place. This money will then be deducted from the sale price on completion of the sale.

#### **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 leaving Helston proceed along the A3083 passing Culdrose. At the roundabout, take the left hand turning and follow the B3293 heading towards Coverack. Continue for a number of miles and after the Zoar Garage take the fourth turning on the right hand side, signposted Coverack and Roskillys. Follow this road and as one starts to enter Coverack you will see the Parc Halligey development on your right hand side.

#### **COUNCIL TAX**

Council Tax Band F.

#### **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**

26th November 2025.




### GROUND FLOOR



### FIRST FLOOR



All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.





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