

# Rose Cottage, Sunny Corner, Coverack, Cornwall

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An immaculate and perfectly decorated, two bedroom, period, thatched cottage that is full of charm and character with a **boho-inspired interior**.

It is situated in a prime coastal position high above, yet still in the heart of Coverack.

### Summary of accommodation

Entrance hall | Sitting room | Kitchen | Bathroom | Two bedrooms

Landscaped gardens | Terrace | Summer house and store

Approximate Gross Internal Floor Area: 635 sq ft (58.9 sq m)  
(Excluding outbuildings)

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### Distances

Helford 9 miles, Truro 25 miles

(All distances are approximate)



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## The property

Rose Cottage is a charming, romantic and very attractive Grade II listed thatched cottage with a lovely private garden and commanding, sweeping sea and harbour views. The property has strong income potential with immaculate and stunning interior-designed rooms. The cottage has two bedrooms, a sitting room, kitchen and bathroom.

The property is approached by a pathway across the lawn with borders which are laid with a mature mix of semi-tropical and seasonal plants and shrubs. The gardens wrap around the cottage and there are a number of terraces and corners for entertaining outside to enjoy the stunning sea views. Within the rear lawn is a new oak, hand-crafted summer house (with mermaid hand carvings) there is also a shed behind.

The property offers exciting investment opportunity and is currently let through "forevercornwall.co.uk" under the name 'Mermaid Cottage'.

## The Lizard Peninsular

Within walking distance of the cottage there is a local village shop and The Paris pub, both of which are open all year round. Nearby there is the fish and chip shop, The Lifeboat House which also has an award winning bar and restaurant with sea views. The Bay Hotel with its fine dining restaurant is a 5 minute way away. The area is famous for its rugged coastline and beautiful beaches making it a popular destination for sailors, with marina facilities at Falmouth and deep-water moorings on the nearby Helford River. The Manacle Rocks were the site of many shipwrecks and are now a favourite diving destination. The village has a shop, Post Office, restaurant and local inn whilst a more extensive range of shopping facilities is available in the nearby town of Helston.

The peninsula is the most southerly point of England with wide expanses designated as An Area of Outstanding Natural Beauty and owned by private estates or The National Trust. Other nearby beaches include those at Kennack Sands and Poldhu whilst the beautiful, wooded creeks of the Helford River are also readily accessible.



Transport links are good with the A30 at Truro providing dual carriageway access to the M5 at Exeter. There are intercity rail services to London Paddington from Truro and Penzance, and regular flights to UK and international destinations from Newquay Airport.

## Services

Mains water, electricity and drainage. Electric central heating throughout.

## Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are available by separate negotiation.

## Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111.



## Directions (Postcode TR12 6SY)

From Helston, take the A394 to RNAS Cudrose and at the roundabout, follow signs to St Keverne. Continue along this road for approximately 11 miles and follow signs to Coverack on the B3294. On entering the village there are a series of tight 'S' bends. Continue down to and then along the waterfront, past all the shops. At the red telephone box on the right-hand side follow the road up and round the U-turn and on up the hill. Continue for about 100 yards where there is a public footpath on the right-hand side with a granite post to the centre. The gate to Rose Cottage is 10 yards along the path on the right. There is parking in the village at no charge and a Parish car park which takes voluntary contributions. There is other parking nearby, just a short walk from the Cottage.

## Property information

**Tenure:** Freehold

**Local Authority:** Kerrier District Council, Council Offices, Dolcoath Avenue, Camborne, Cornwall TR14 8SX. Tel:01209 712641.

Cornwall County Council, County Hall, Truro, Cornwall TR1 3AY.

Tel: 01872 322000.

**Business Rates:** Please contact office for further information

**EPC Rating:** F

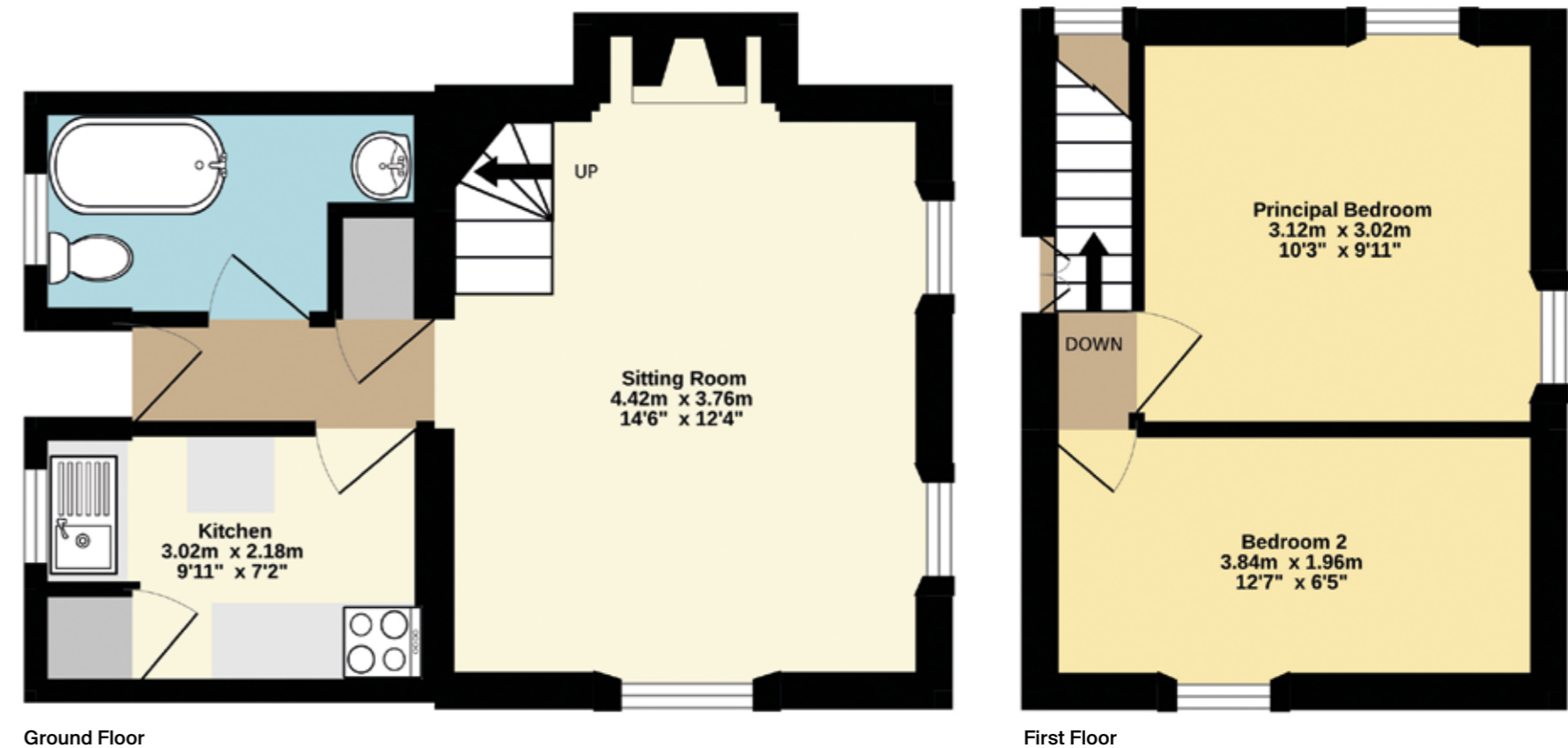
**Offers in excess of** £550,000



## Approximate Gross Internal Floor Area

634 sq ft / 58.9 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated October 2022.

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