



Hillside, Sunny Corner  
Coverack, TR12 6SY











# Hillside, Sunny Corner Coverack, TR12 6SY

This delightful terrace cottage offers a harmonious blend of coastal charm and village character. Perfectly positioned, it enjoys uninterrupted sea views from both the lounge and bedrooms, allowing you to experience the beauty of the coastline in all its moods, from calm, peaceful mornings to dramatic stormy seas.

Inside, the property features a welcoming lounge with a wood burner that provides warmth throughout, a well proportioned kitchen, and two comfortable bedrooms that make the most of the striking coastal outlook.

Outside, a private terraced garden offers an ideal space to relax or entertain, with views over both the sea and the picturesque village below. The nearby coast path gives easy access to scenic walks and opportunities to enjoy the ever-changing shoreline. Coverack is known for its active water sports scene, including bodyboarding, kite surfing, and a long-standing windsurfing school, as well as its stunning sunrises over the bay.

Hillside would make a superb permanent residence, combining the pleasures of seaside living with the warmth and community of a thriving Cornish village.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price £425,000**

### **Location**

Coverack is a stunning location, nestled in a sheltered cove on the Eastern side of the Lizard Peninsula, there is a crescent shaped beach offering access to crystal clear waters perfect for swimming, kayaking and paddle boarding. The heart of the village is the traditional fishing harbour constructed in 1724 from local serpentine and still home to working fishing boats bringing in the catch on a daily basis. The old Lifeboat House now offers fish and chips that can be enjoyed on the harbour and The Paris Hotel offers a great range of food and drinks, there are also a variety of small café's, restaurants and shops as well as a Primary School. It's Cornish living at its absolute best.

### **Accommodation**

Lounge  
Sitting room  
Kitchen  
Bedroom 1  
Bedroom 2  
Family Bathroom

### **Outside**

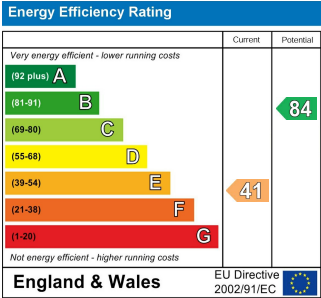
Access via steps there is a low maintenance garden which has amazing views over the sea and village. The property within a close proximity to the Coast path which is perfect for those who love walking.

### **Services**

Mains Water, Electricity and Drainage









### **Solar Panels**

The solar panels are owned by the property.

### **Council Tax Band- D**

### **What3Words**

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### **Anti Money Laundering Regulations – Purchasers**

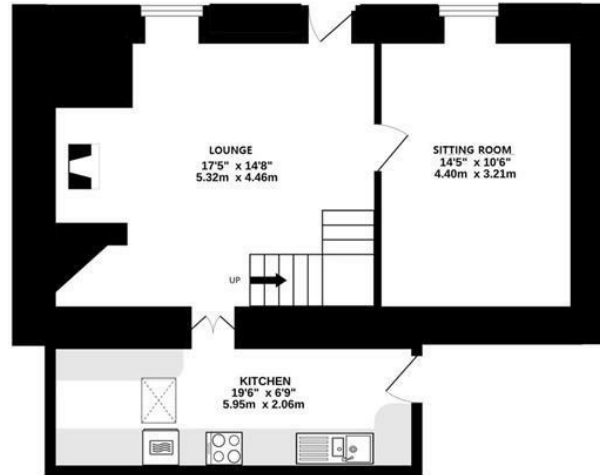
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### **Proof of Finances**

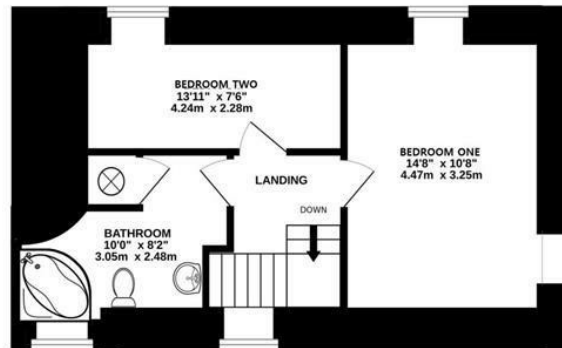
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 924 sq.ft. (85.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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