

FOR SALE



Little Pednavounder, Coverack
Guide Price £250,000


MARTIN&CO

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- **Quality Barn Conversion**
- **1 Bedroom**
- **Open Plan Living Space**
- **Garden and Parking**
- **High Spec Throughout**

Stunning high-quality Barn conversion located on the outskirts of Coverack on the south Cornish Coast which has previously been used as a successful holiday let but also has unrestricted occupancy and would make a lovely home. "The Carthouse" is one of 3 properties which are known as Little Pednavounder and are centred around a gated communal driveway down a short lane from the road. The property features a fabulous open planned living space with vaulted ceilings and french doors to garden area, 1 bedroom, again with vaulted ceiling and shower room. Available with the benefit no chain, a viewing is highly advised.

THE PROPERTY

The Carthouse is entered from the front into the open plan living space featuring a stunning vaulted ceiling with skylights and slate floor. There is a wood burning stove and double doors providing access to the garden area. A bespoke fitted kitchen wraps around one corner of the room with white gloss doors, oak effect laminate worktop and built in appliances. A front elevation window looks over the courtyard parking area. An inner hallway leads to the bedroom again featuring vaulted ceilings with window to the front elevation. The shower room is well appointed and features shower cubicle, W/C and wash hand basin with sky



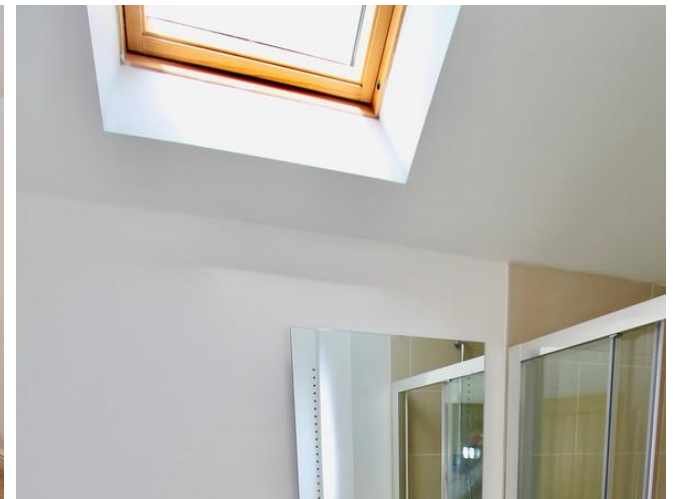
lightset into high level ceiling. There is a garden to the side of the property featuring a gravelled area for sitting out and alfresco dining. Parking is available in the communal courtyard.

THE LOCATION

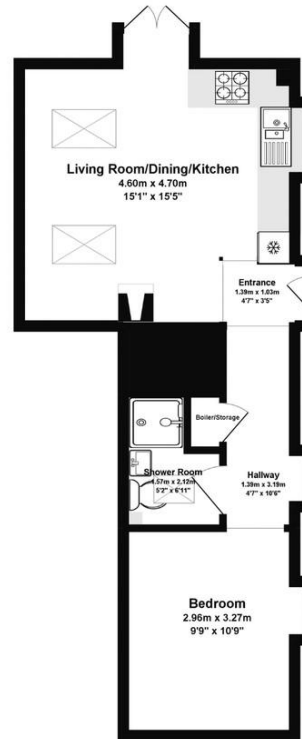
Located on the South East side of the Lizard peninsula, the charming fishing village of Coverack boasts stunning coastal views and rugged landscapes which can be enjoyed year-round with a variety of walks including the main South West Coast Path. The National Trust's Lizard point is just 10 miles away and represents the most southerly place in the UK, visitors can also enjoy the majestic Kynance Cove and the famous Anne's pasty shop! In under an hour from Coverack you can be in the City of Truro which provides excellent rail links into Bristol and London Paddington, beyond this is Newquay airport which operates services to London, Manchester, Edinburgh and various other foreign destinations throughout the summer. Within just a 30/40-minute drive you can also be in the popular towns of both Falmouth and St Ives which host regular festivals to suit all tastes.

SERVICES

Mains water and electric, private drainage and gas central heating.



Ground Floor 37.13 sq. m.
(399.72 sq. ft.)



TOTAL FLOOR AREA : 37.13 sq. m. (399.72 sq. ft.) 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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