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# The Punt And The Dinghy

# The Punt And The Dinghy North Corner, Coverack, Helston, Cornwall TR12 6TQ



Beach 170 metres Harbour 550 metres  
Helston 12 miles

## A pair of attractive character cottages with fabulous sea views in an enviable location

- Wonderful sea views
- Unusual and rare opportunity
- Pair of character cottages
- 3 bedroom principal cottage
- 2 bedroom second cottage
- Delightful lawned garden
- Parking
- Short walk to the beach

Guide Price £950,000

### SITUATION

The Punt and The Dinghy stand in a prominent coastal position at North Corner commanding wonderful broad views across the bay, harbour and out to sea.

Coverack is a picturesque harbour village located on the south-eastern coast of The Lizard Peninsula. With a rich maritime and fishing industry, this idyllic cove is now a popular holiday destination and bustles over the summer months with a range of restaurants and shops together with the Coverack Wind Surfing Centre, which has a variety of water sports on offer.

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.

There is direct access onto the Southwest Coast Path and from here breath-taking views can be enjoyed no matter what direction one takes.

Within a short drive is the larger village of St Keverne which, again, provides a range of day to day facilities whilst more extensive amenities are available within the historic market town of Helston which lies some 12 miles distant.

### THE PUNT

Available on the open market for potentially the first time, The Punt and The Dinghy are a pair of south-facing attached cottages standing in a prominent coastal position enjoying majestic views.

Both cottages retain a number of traditional character features with all principal reception rooms and bedrooms benefitting from the fabulous vistas.

The Punt is approached to a spacious Conservatory which opens into the Kitchen where there is a range of bespoke units with

granite work surfaces. To the rear of this are a Utility and a WC. The Dining Room features a substantial former granite fireplace whilst the Sitting Room has a wood-burning stove, both with open beamed ceilings. To the first floor are three Bedrooms (one En Suite) all with views, together with a family Bathroom.

### THE DINGHY

The Dinghy is a charming small cottage which offers great flexibility for guests or potentially holiday letting. The property is approached into an open-plan Kitchen/Living Room with contemporary units and a substantial granite fireplace with wood-burning stove. A staircase rises to a half landing with a Shower Room and onwards to the first floor where there are two Bedrooms.

### OUTSIDE

Stretching across the front of The Punt and The Dinghy is a wide paved sun terrace with fabulous views and, from here, steps lead down into the established lawned gardens surrounded by mature flower and shrub borders.

Both properties are approached over a shared driveway with off-road parking for three to four vehicles.

### SERVICES

Mains water, electricity and drainage.

### VIEWING

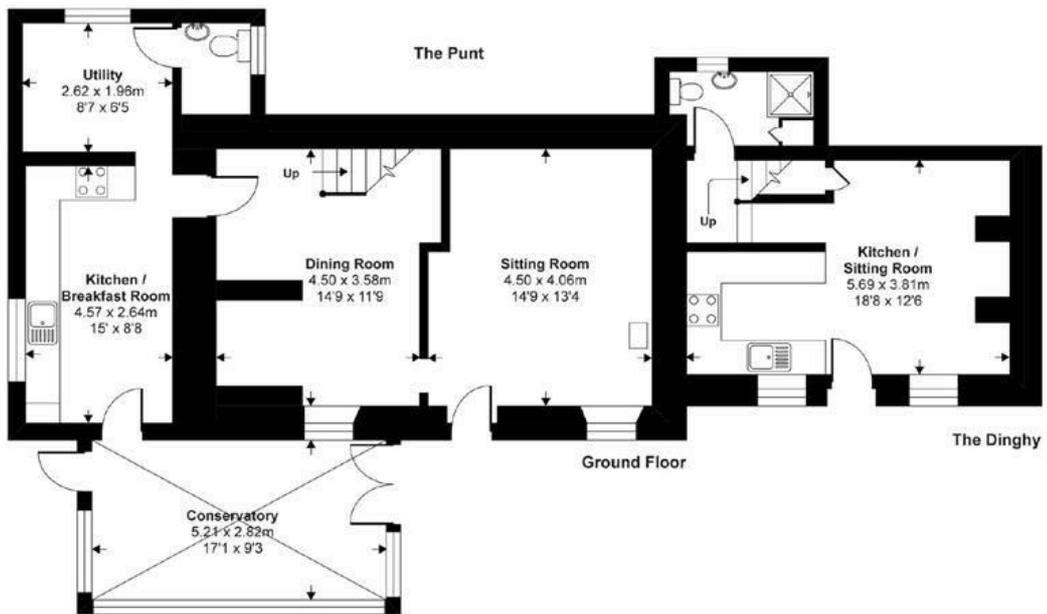
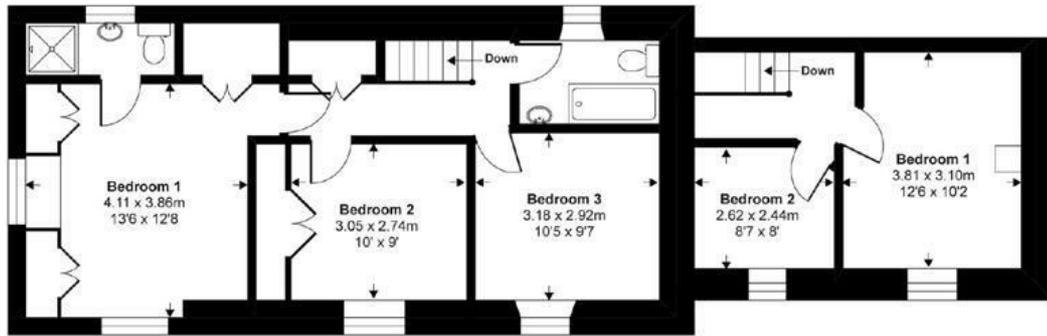
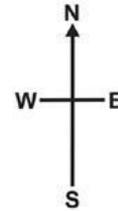
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### DIRECTIONS

Proceed down into Coverack and on a sharp right-hand corner in front of the beach, turn left into North Corner. After a short distance, The Punt and The Dinghy will be evident on the left-hand side where a For Sale board has been erected.



Approx. Gross Internal Floor Area  
182.2 Sq Metres 1962 Sq Ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
92-100	A		82
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	46	
1-20	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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