



ROHRS & ROWE

The Cellars
Church Cove
The Lizard
TR12 7PH

- Converted 19th-century pilchard cellar with a distinct coastal setting
- Positioned within Church Cove, moments from the sea and coast path
- Direct views across the cove and out to open water
- Sitting room and vaulted kitchen / dining room
- Light-filled interiors with full-width glazing set against retained stonework
- Principal bedroom suite occupying the entire first floor
- Raised gardens to the rear offering privacy and sea views
- Dedicated parking within the cove
- EPC E
- Council Tax Band F

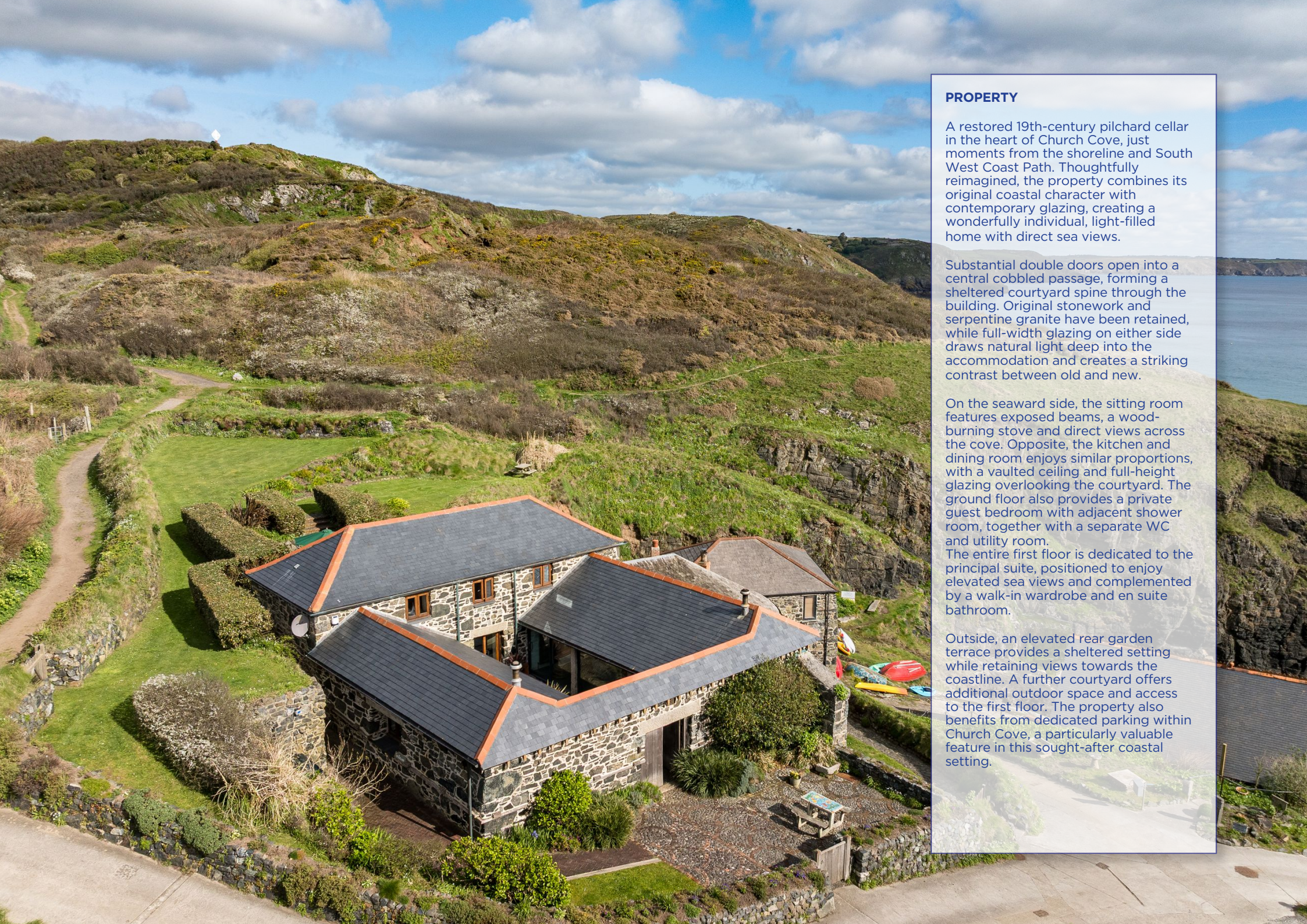


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A RESTORED 19TH-CENTURY PILCHARD CELLAR SET WITHIN THE HEART OF CHURCH COVE, JUST MOMENTS FROM THE SHORELINE AND THE SOUTH WEST COAST PATH.





PROPERTY

A restored 19th-century pilchard cellar in the heart of Church Cove, just moments from the shoreline and South West Coast Path. Thoughtfully reimaged, the property combines its original coastal character with contemporary glazing, creating a wonderfully individual, light-filled home with direct sea views.

Substantial double doors open into a central cobbled passage, forming a sheltered courtyard spine through the building. Original stonework and serpentine granite have been retained, while full-width glazing on either side draws natural light deep into the accommodation and creates a striking contrast between old and new.

On the seaward side, the sitting room features exposed beams, a wood-burning stove and direct views across the cove. Opposite, the kitchen and dining room enjoys similar proportions, with a vaulted ceiling and full-height glazing overlooking the courtyard. The ground floor also provides a private guest bedroom with adjacent shower room, together with a separate WC and utility room.

The entire first floor is dedicated to the principal suite, positioned to enjoy elevated sea views and complemented by a walk-in wardrobe and en suite bathroom.

Outside, an elevated rear garden terrace provides a sheltered setting while retaining views towards the coastline. A further courtyard offers additional outdoor space and access to the first floor. The property also benefits from dedicated parking within Church Cove, a particularly valuable feature in this sought-after coastal setting.







KYNANCE COVE



POLURRIAN BEACH



PORTHLEVEN



CHURCH COVE

LOCATION

Church Cove on the Lizard Peninsula is a small, sheltered beach on Cornwall's south coast, known for its clear water and relatively calm conditions compared to the more exposed west-facing coastline. It is a practical spot for water-based activities such as swimming, kayaking, snorkelling, and diving, with good visibility and a mix of sandy and rocky seabed that supports local marine life. The cove is also used for small-scale boating and fishing. Daily life in the area is closely linked to the sea, with straightforward access to the water and a focus on outdoor activity rather than tourism-heavy development.

The Lizard Peninsula is very much Cornwall's forgotten Eden and its west coastline has some of the most dramatic scenery in Cornwall. With its unique flora & fauna, history & geology the Lizard Peninsula also offers the Goonhilly Nature Reserve & Earth Station, various beaches and the Helford River to the explorer. Activities such as boating, in most of its forms, diving and golf are available for the enthusiast. There is also an abundance of fine food to enjoy throughout the area with local fish, especially crab & lobster, being regular features.

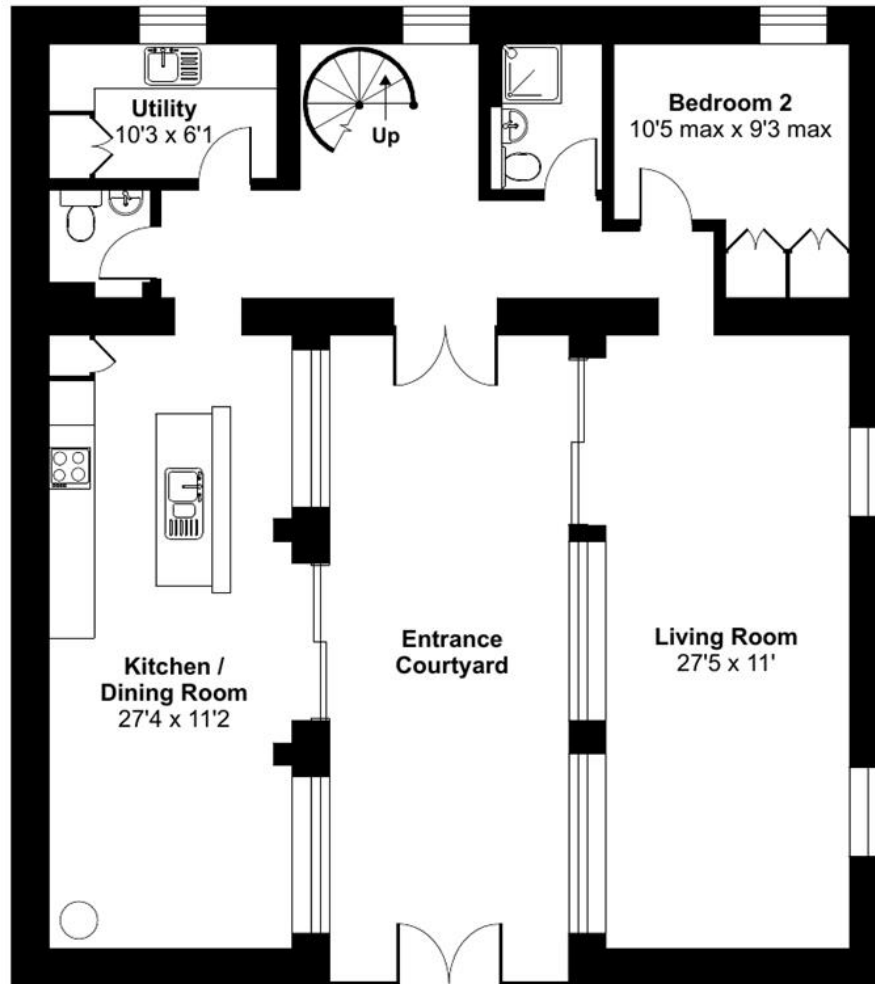




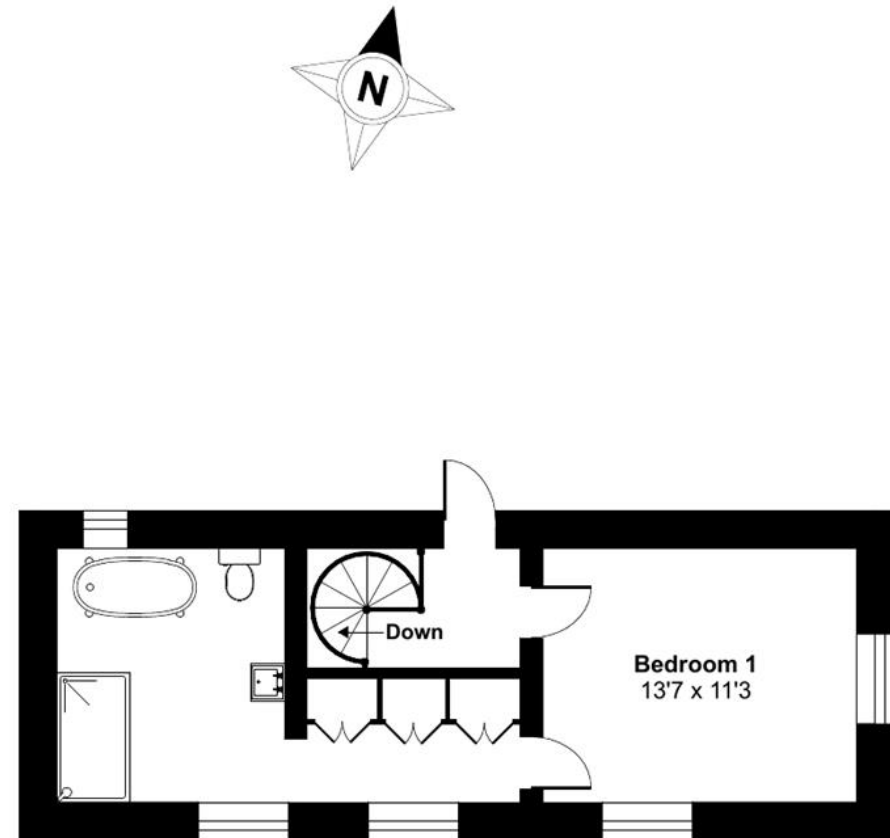
Church Cove, The Lizard, Helston

Approximate Area = 1436 sq ft / 133.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Rohrs and Rowe. REF: 1436270



Services: Mains water & electricity. Oil fired central heating. Private drainage.

Directions: What3words: ///speeds.variances.kite

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