





A fantastic light and bright four bedroom, three reception room, two bath/shower room detached house with sea views, situated in a sought after edge of village location, a short walk from the coastal path and Polurrian beach. The property backs onto open fields and benefits from an enclosed rear garden, conservatory, an attached double garage and driveway parking for two cars. EPC E46.



## **SUMMARY OF ACCOMMODATION**

### **GROUND FLOOR**

Porch, dining room, living room, conservatory, kitchen, utility room, cloakroom and garage.

### **FIRST FLOOR**

Bedroom one with en suite shower room, bedroom two, bedroom three, bedroom four, family bathroom.

### **OUTSIDE**

Driveway parking for two cars. Enclosed rear garden. Attached double garage.

### **THE PROPERTY**

Located within the highly regarded residential area of Gwel and Garrek within the beautiful coastal village of Mullion surrounded by stunning coves, beaches and dramatic coastline all within easy reach, with Polurrian Cove within a short walk from the property. A fabulous opportunity to purchase a spacious and well presented, four bedroom, three reception room, two bath/shower room, detached family home, with the benefit of roof top sea views from the front of the residence, an attached double garage, private off road parking and an enclosed rear garden.

Upon entering the light and airy dining area, doors lead off to the living room which in turn leads to the conservatory overlooking the rear garden. The spacious kitchen leads into the utility room, cloakroom and double garage. From the dining area the staircase ascends to the first floor landing where doors lead off to four bedrooms (one with en suite shower room) and a family bathroom.

This wonderfully presented home offers immaculately presented, light and airy accommodation throughout the property.

The property was built circa 1990, has painted external rendered elevations, under a pitched concrete tiled roof, UPVC double glazed windows/external doors and warmed

throughout by oil fired central heating system with the addition of a wood burner in the living room.

The front of the home offers two private off road parking spaces. The stunning manicured rear garden enjoys a feature palm tree and planted borders stocked with a plethora of specimen plants providing much colour during the summer months.

### **Council Tax Band E**

### **Tenure - Freehold**

### **LOCATION**

The village of Mullion caters for every day needs and facilities including various shops, senior and junior schools, nursery, post office, restaurants, galleries, public houses, churches, and a superb eighteen hole golf course. Nearby are Polurrian Cove, Poldhu and Mullion Cove and the picturesque Mullion Harbour is a stunning backdrop set amongst some of the finest cliff top walks the peninsula has to offer. The larger and historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of individual shops, well regarded schools (both junior and senior) sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

### **DIRECTIONS**

From the village take the turning to Polurrian Hotel, follow the road and take a left turn into Gwel an Garrek. The property can be located further along on the left.

### **THE ACCOMMODATION COMPRISES**

(All dimensions are approximate)

Double glazed front door into the porch.

### **Porch**

The porch is glazed on two sides. Door leading into Hallway/dining room.

### **Dining Room 11'11" x 10'8" (3.63m x 3.25m)**

A light and airy dining room with wooden laminate flooring, dado rail, double glazed window to the front enjoying views over the cul de sac and towards the sea. Radiator. Useful under stairs storage cupboard.

### **Living Room 18'4" x 11' into recess (5.59m x 3.35m into recess)**

Wooden laminate flooring, dado rail, wood burner, radiator, tv point, ceiling light. Double glazed sliding door to the conservatory.

### **Conservatory 11'8" x 11'6" (3.56m x 3.51m)**

A lovely space overlooking the rear garden. Tiled floor. French UPVC double glazed doors leading to the rear garden.

### **Kitchen 13'5" x 9'8" (4.09m x 2.95m)**

A light, bright and generous kitchen comprising of gloss fronted base and wall units with stainless steel handles, granite effect work surfaces, bright tiled splashbacks, breakfast bar, sink and drainer with mono mixer tap, space for dishwasher, natural colour tiled floor. Door leading to utility room.

### **Utility Room 7'2" x 4'10" (2.18m x 1.47m)**

Granite effect work surface with tiled splashback, gloss fronted base units with stainless steel handles, space and plumbing for washing machine. Door to rear inner hallway. Doors to garage and cloakroom.

### **Cloakroom 5'8" x 4'10" (1.73m x 1.47m)**

Low level WC, pedestal wash hand basin, tiled floor and radiator.

### **Double Garage 17'6" x 16'4" (5.33m x 4.98m)**

Power and light connected. Oil fired boiler. Loft space above (which could be converted into another room subject to planning permission).











**First Floor Landing**

Ceiling light. Radiator. Doors to four bedrooms and the family bathroom.

**Bedroom One 11'3" x 10'2" (3.43m x 3.10m)**

Double glazed window to the front enjoying sea views (between the houses) towards St Michaels Mount. Built in wardrobes. Radiator. Ceiling light. Door to en suite shower room.

**En Suite Shower Room**

Tiled shower cubicle, low level wc, inset built in sink with storage cupboard below and lighting above. Frosted double glazed window, wall cupboard.

**Bedroom Two 11'3" max x 9'3" (3.43m max x 2.82m)**

Double glazed window to front enjoying sea views (between houses) towards St Michaels Mount. Radiator. Ceiling light.

**Bedroom Three 8'11" maximum x 8'1" (2.72m maximum x 2.46m)**

Double glazed window to the rear overlooking the garden and neighbouring field beyond. Radiator. Ceiling light.

**Bedroom Four 8'10" x 7'4" (2.69m x 2.24m)**

Built in wardrobe. Double glazed window to rear

overlooking the garden and neighbouring field beyond.

Radiator. Ceiling light.

**Bathroom 7'2" maximum x 5'7" maximum (2.18m maximum x 1.70m maximum)**

Low level WC, pedestal wash hand basin, chrome heated towel radiator, panelled bath with electric shower over and shower screen.

**Rear Garden**

A very well tended garden, there is a beautiful large palm in the centre, a patio area to enjoy eating out in the warm summer months, and colourful plants and herbs in the walled border. Side access gate to the front of the property.

**Agents Note**

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