



Located on the edge of this popular village with Poldhu beach and iconic coastal walks nearby. A spacious and versatile three bedroom, three reception room detached dormer residence in need of modernising. The property also enjoys an enclosed private South facing rear garden, brick driveway providing parking for 2-3 cars and an attached garage. Freehold. EPC D57.



SUMMARY OF ACCOMMODATION

Ground Floor

Living Room, Dining Room, Reception Room, Shower Room, Kitchen.

First Floor

Bedroom One, Bedroom Two, Bedroom Three, Family Bathroom.

Outside

Brick driveway parking for 2-3 cars, garden area to front. Enclosed south facing rear garden and an attached garage.

THE PROPERTY

A versatile and spacious three double bedroom, three reception room, detached dormer residence in need of updating, located on the edge of the village but within easy reach of coastal walks, Poldhu Beach and all of Mullion's amenities.

The property was built circa 1976 and has been owned by our vendor since 1987, benefitting from UPVC double glazed windows and doors and is warmed by an oil fired central heating system. The home is further warmed during the winter months by a feature multi-fuel wood burner situated in the living room.

Upon entering the entrance hallway, a door leads off to the living room which overlooks the front aspect and offers a feature multifuel wood burner. There are two additional reception rooms, a shower room and the kitchen. On the first floor there are three bedrooms and a family bathroom.

The rear enclosed garden has a small pond and is mainly laid to lawn with planted borders. To the front of the property is a small lawn and shrub area. The brick paved driveway provides parking for 2-3 cars and an attached garage.

LOCATION

Polhorman Lane is a sought after edge of village location with Poldhu beach and the village amenities closeby. The

village of Mullion caters for every day needs and facilities including various shops, primary and secondary schools, post office, restaurants, galleries, public houses, churches, and a superb eighteen hole golf course. Nearby are Poldhu beach 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 primary and secondary) 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 beach.

DIRECTIONS

From the centre of Mullion on the B3296 pass The Old Inn on the left hand side, then left again into Lender Lane, which will merge into The Commons. Take the right sharp turning into Polhorman Lane and the property can be found further along on the right hand side.

COUNCIL TAX BAND D

TENURE - Freehold

SERVICES

Mains electricity, mains water, oil fired central heating.

THE ACCOMMODATION COMPRISES

(All dimensions and floor plans are approximate)

Entrance Hallway

Doors to living room, dining room, reception room. Telephone point, ceiling light and radiator. Smoke alarm. Brick archway through to kitchen, shower room and useful storage cupboard.

Living Room 18'6" x 11'11" into recess (5.64m x 3.63m into recess)

A feature multifuel wood burner with slate hearth. Double glazed window to the front. Radiator. Ceiling and wall lights. TV aerial socket.

Dining Room 11'7" x 11'5" (3.53m x 3.48m)

Double glazed window to the rear. Radiator. Ceiling light.

Reception Room 11'6" x 11'5" (3.51m x 3.48m)

Double glazed window to the front. Radiator. Ceiling light.

Shower Room 6'10" x 4'7" max (2.08m x 1.40m max)

A walk-in shower with wall mounted shower attachment. Low level WC. Wall mounted wash hand basin. Wall mounted electric heater.

Kitchen 11'11" x 7'9" (3.63m x 2.36m)

A selection of wooden base and wall units complimented by wood effect work surfaces and tiled splashback. Stainless steel sink and drainer. Space for cooker. Washing machine. Space for fridge/freezer. Ceiling light. Wall mounted consumer unit. Double glazed window to rear overlooking the rear garden. Double glazed door leading to the rear garden.

Landing

Doors leading to three double bedrooms and the family bathroom. Loft hatch access. Double glazed window to the front. Ceiling light. Smoke alarm.

Bedroom One 14'4" x 11'1" (4.37m x 3.38m)

A dual aspect room with double glazed window to the front with countryside views between rooftops and double glazed window to the side. Built-in wardrobes. Radiator and ceiling light.

Bedroom Two 11'7" max x 9'6" (3.53m max x 2.90m)

Double glazed window to the front with countryside views between the rooftops. Radiator and ceiling light.

Bedroom Three 11'6" max x 9'9" (3.51m max x 2.97m)

Double glazed window to the rear with views of Mullion. Sink with cupboard beneath. Radiator and ceiling light.





Bathroom 6'11" x 6' (2.11m x 1.83m)

Bath with shower attachment. Pedestal wash hand basin.
Low level WC. Obscure double glazed window to the rear.
Radiator and ceiling light.

Garage 18'10" x 9' (5.74m x 2.74m)

Electric roller shutter door. Power and light. Boiler. Double glazed window to rear.

Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.

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glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.