



Built in 2012 by our vendors, is this sensational quality built, stunning stone fronted, detached spacious home, conveniently situated within the sought after coastal village of Mullion. This fine home offers four double bedrooms, three bath/wet rooms, a one bedroom studio annexe, a summer house, a detached double garage, plenty of parking and well tended gardens. A property of this ilk and calibre are extremely rare to come onto the open market. An early viewing is highly recommended. EPC C76. Council Tax Band F. Freehold.



THE PROPERTY

On the ground floor is a spacious entrance hallway and doors to a generous living room with feature fireplace and double doors opening to the front patio seating area, ideal for al fresco dining. A generous kitchen/dining room with space for a sofa and double doors leading to the rear patio area and a door to the generous utility room, a cloakroom with cupboard housing the ground source boiler and hot water cylinder. Also on the ground floor is a study/bedroom five.

From the entrance hallway, a turning oak and glass staircase leads to the full height galleried landing where double doors lead to the balcony overlooking the front garden. On the first floor are four double bedrooms, two having en-suite wet rooms, a family bathroom and the airing cupboard housing the underfloor heating manifold.

Outside are natural stone patio areas to the front and rear and steps leading down to the detached double garage. The gravelled driveway leads to the immaculately presented studio annexe, patio seating area, a summer house a wood store and space for rubbish/recycling bins. There is also a shed in the rear garden. Sensored outdoor lighting and electric vehicle charger.

Built in 2012 of block and natural stone work to the front and painted/rendered external elevations, slate tiles on the roof and is warmed by ground source underfloor heating throughout the home. Other quality additions are karndean flooring, granite work surfaces, natural tiles in the bathroom and en-suite shower rooms and brushed stainless steel light switches.

LOCATION

The property is located on the sought after Trewoon Road within easy reach of the village centre, coastal walks and beaches. The village of Mullion caters for every day needs and facilities including various shops, primary and secondary schools, post office, restaurants, 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.

SERVICES

Mains electric, mains water, private drainage. LPG bottled gas for the hob in the kitchen. The property is heated by a ground source heat pump which provides the underfloor heating and hot water. According to Ofcom.org.uk Mobile coverage is most likely through EE and Vodafone and Broadband coverage is standard and super fast.

COUNCIL TAX BAND F

TENURE - FREEHOLD

EPC C76

ACCOMMODATION IN DETAIL

(ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE)

An impressive and spacious entrance hallway with Karndean flooring, double doors lead to the living room, a door to the study/bedroom five, door to the kitchen/dining room and stairs lead to the double height galleried landing.

Living Room 25'7" x 15'6" (7.80m x 4.72m)

A generous room with feature Bath-stone fireplace with wood burner. Double glazed patio doors lead to the front patio seating area, perfect for eating out on a warm day and entertaining guests. Inset ceiling lights. TV point. Sky TV point. Double glazed window to the rear overlooking the rear garden.

Study/Bedroom Five 12' x 10'7" (3.66m x 3.23m)

Double glazed window to the rear. Inset ceiling lighting.

Kitchen/Dining Room 25'7" x 14'10" (7.80m x 4.52m)

A fantastic generous room with space for dining table and chairs and a sofa. Integrated appliances include a Neff

steam oven, Neff coffee machine, Rangemaster double electric oven with gas hob and wok burner with Rangemaster extractor fan over. A selection of cream colour cupboards and drawers, incorporating granite work surfaces and Blanco deep double stainless steel sinks and drainer with mixer flexi hose tap. Rangemaster fridge/freezer. An island with granite work surface with breakfast bar, storage cupboards and drawers below. Karndean flooring. Double glazed window to the front. Double glazed patio doors to the rear patio area and garden. Door to the utility room.

Utility Room 10'3" x 9'10" (3.12m x 3.00m)

A good space with space for washing machine and tumble dryer. A selection of base and wall units with granite effect work surfaces incorporating stainless steel sink and drainer with mixer tap. Karndean flooring. Extractor fan. Inset ceiling lights. Loft hatch. Cupboard with underfloor heating manifold. Double glazed window to the front. Double glazed stable door to the side. Door to cloakroom.

Cloakroom

With a WC, wash hand basin with mixer tap and storage cupboard below. Double glazed window to the rear. Door to cupboard housing the ground source heat pump boiler and hot water cylinder.

From the entrance hallway, a bespoke oak staircase leads to the full height galleried landing.

First Floor Galleried Landing

Patio doors lead out onto the balcony built with French oak, providing space for a coffee table and chairs, overlooking the front garden. A full height landing with doors leading to four bedrooms and a family bathroom. Airing cupboard housing the underfloor heating manifold and consumer unit.

Bedroom One 15'6" x 12'10" (4.72m x 3.91m)

A dual aspect room with double glazed window to the side and rear. Inset ceiling lighting. Door to the adjoining bedroom/dressing room. Loft hatch. Door to en-suite wet/shower room.





En-Suite Wet/Shower Room

Tiled room with natural stone tiles, walk in shower with shower attachment and shower screen. WC, pedestal hand wash basin with mixer tap. Extractor fan. Mirrored wall cabinet. Heated towel rail. Velux window.

Bedroom Two 15'7" max x 15'6" (4.75m max x 4.72m)

Double glazed window to the rear. Loft hatch. Inset ceiling lights. Door to en-suite wet/shower room.

En-Suite Wet/Shower Room

Tiled room with walk in shower, shower attachment and shower screen. WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Inset ceiling lights. Velux window.

Bedroom Three 15'6" x 9'7" (4.72m x 2.92m)

Double glazed window to the front. Inset ceiling lights.

Bedroom Four/Dressing Room 12'6" x 9'7" (3.81m x 2.92m)

Double glazed window to the front. Inset ceiling lights.

Bathroom/Wet Room 7'6" x 7'2" (2.29m x 2.18m)

A stand alone bath with mixer tap. Pedestal hand wash basin, WC, shower with glass screen. Extractor fan. Inset ceiling lights. Double glazed window overlooking the rear garden. Heated towel rail.

Summer House

A lovely extra space to enjoy peace and tranquility. Power and light connected.

DETACHED STUDIO ANNEXE 17'5" x 11'10" (5.31m x 3.61m)

A lovely light room with electric heating and velux windows providing lots of light. The kitchen area provides an electric oven and gas hob, integrated fridge, dishwasher and washing machine. Breakfast bar. Wood effect work surfaces with cupboards below and a stainless steel sink and drainer with mixer tap. Extractor fan. Inset ceiling lights. Storage cupboards. Electric heating.

The shower room comprises a shower cubicle with electric shower and glass screen. Pedestal hand wash basin with mixer tap. WC. Heated towel rail. Double glazed window to the side.

Detached Double Garage 21'11" x 19'6" (6.68m x 5.94m)

The garage is block built, edged with granite, painted render and slate tiles on the roof. Two electric up and over garage doors. Power and light connected. Two double glazed windows. Consumer unit. External lighting. In front of the garage is a gravelled parking area.

Composite Storage Shed 17'3" x 7'5" (5.26m x 2.26m)

With concrete floor.

Agents Note

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