



Greenacre Polurrian Road, Mullion

Guide Price £895,000



Heather & Lay
The local property experts

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Mullion, Helston

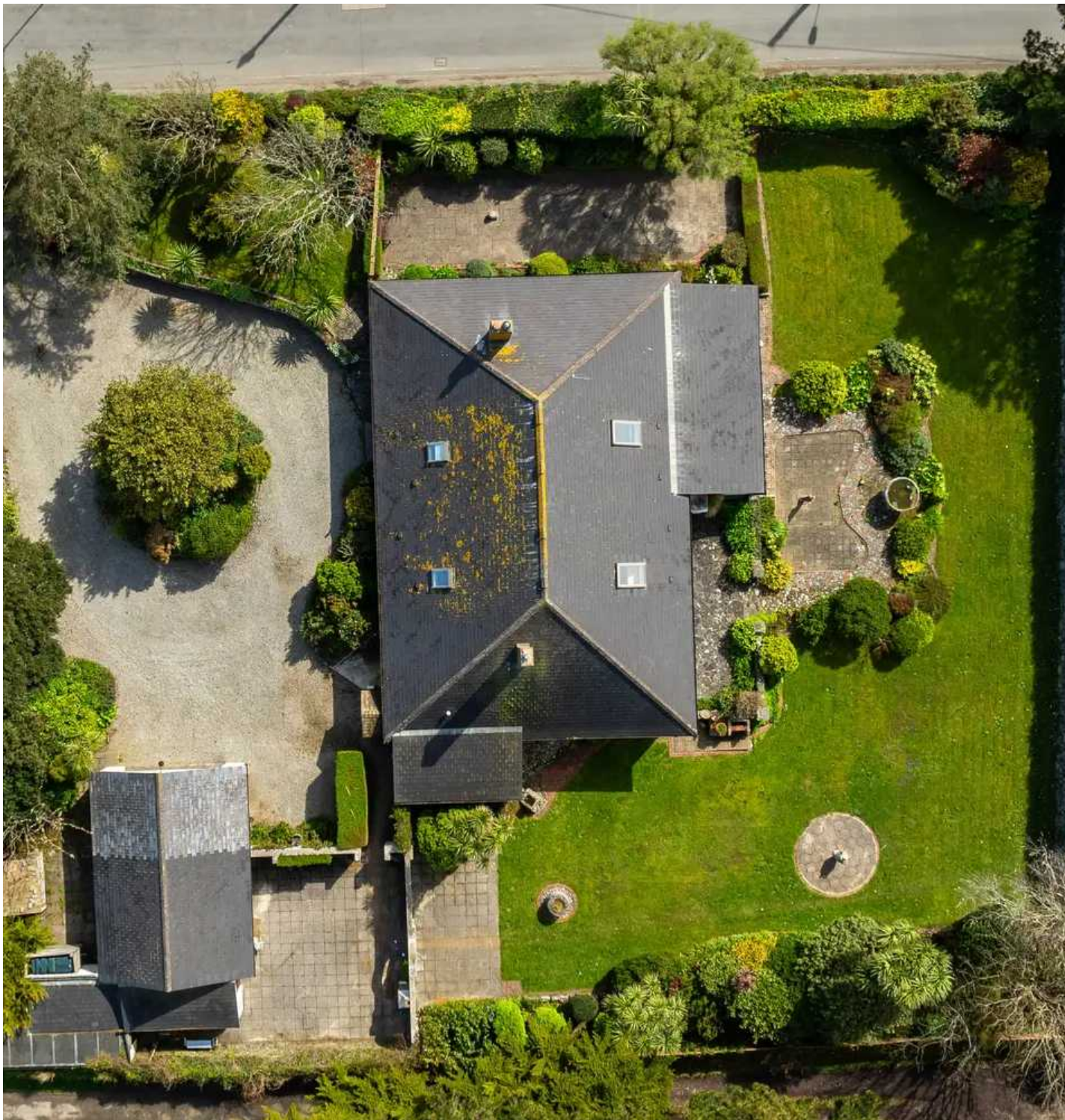
Location, Location, Location.....very few locations are better than Polurrian Cove with its beautiful gold coloured sandy beach and crystal clear water, which is just a moments' walk from this fabulous property. Built in 1945 Greenacre is a large detached 4/5/6 bedroom family home sitting in its own landscaped gardens and being offered for sale for the first time in over 35 years. Extremely versatile accommodation that offers the new owner a multitude of options and configurations plus garaging, plenty of parking outbuildings and stunning gardens. Viewing is highly recommended!

THE LOCATION

Situated a few hundred yards from Polurrian Cove where high cliffs meet golden sand and bathers delight in the quality of the water. Adjacent to the South West coastal path, you could just pop down for a morning's swim or walk along the well-trodden path to the National Trust owned Mullion harbour to see the catch of the day. If you're feeling energetic you could always play a game of golf at the world renowned Mullion golf Course (mainland Britain's most southerly course and a challenge for any golfer). Mullion Village is the largest village on the Lizard peninsular which lies within the Cornwall Area of Outstanding Natural Beauty (AONB) and has shops, pubs, restaurants, café's, art galleries and 13th century church. Just 7 miles to Helston and 19 miles to Falmouth and a regular bus service takes you to both while Truro with its mainline trains into Paddington (London) is just 23 miles away.







- Stunning seaside location
- Four/five/six bedrooms
- Versatile accommodation
- Landscaped gardens
- Double garage and copious parking
- Outbuildings
- Opportunity to extend and improve
- No onward chain

THE PROPERTY

Detached former bungalow built in 1945 that, over the last 35 years the current owner has extended into the roof space to make a large four or five bedroom family home with very generously sized rooms. Many options are available to the new owner and there is need for a little modernising with a layout that could easily be adapted to fit the needs of most buyers. Three bedrooms have sea views, as has the sitting room and sun lounge but it's the gardens surrounding the property that are the icing on the cake.....just lovely!

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Approaching the property there is a pedestrian side gate and double pillar-hung wooden gates that open up into an impressive gravelled circular driveway providing ample parking. Feature mature shrubs in the centre, beautifully established well-stocked gardens to all sides leading to... Painted aluminium front door half glazed with obscure multi-paned glass leading into the....

PORCH

With red tiled floor, coat hanging space, feature wooden wall with 40 or more handmade glass panes inset half way up.

HALLWAY 15' 8" x 9' 1" (4.78m x 2.77m). What a fantastic welcoming entrance, Lovely handmade Brazilian oak turning stairs leading into the first floor bedrooms, Doors to all ground floor rooms. Cupboard housing the hot water cylinder.





DINING ROOM 13' 6" x 13' 1" (4.11m x 3.99m). Double glazed UPVC windows to two sides allowing light to flood the room, dado rail and radiator. Original cupboard from 1945 lovely panelled wooden doors.

LIVING ROOM 27' 3" x 21' 10" (8.31m x 6.65m) reducing to 14' 2" (4.32m). 'L' shaped room with double glazed UPVC windows to two sides providing views into the courtyard and into the sun room. Lovely granite open fire place, dado rail and radiator. Wooden multi paned French doors leading into the sun lounge.

SUN LOUNGE 25' 6" x 10' 8" (7.77m x 3.25m). Four white double glazed UPVC windows providing access and lovely sea views. French doors providing access onto the patio and into the well stocked garden. Radiator, tiled floor.

BEDROOM ONE 14' 5" x 12' 8" (4.39m x 3.86m). Built in wardrobes, dado rail, pedestal wash hand basin and vanity unit/chest of drawer with cushioned seat, radiator, double glazed UPVC dual aspect windows providing lovely sea views.

BEDROOM TWO 13' 10" x 12' 10" (4.22m x 3.91m). Double glazed UPVC window to rear with sea views, built in wardrobes, pedestal wash hand basin, dado rail, radiator.

BEDROOM THREE 16' 8" x 9' 9" (5.08m x 2.97m). Double glazed UPVC Window to front, built in wardrobes, dado rail, chest of drawers incorporating a window seat, mirrored floor to ceiling doors leading to an area that could be utilised as a walk in wardrobe 5'8"x 5'2" (1.73m x 1.57m), radiator within leading to the.....

ENSUITE White suite comprising of WC, pedestal wash hand basin, bidet and shower cubicle with plumbed shower, Fully tiled, velux window.

FAMILY BATHROOM 10' 2" x 7' 5" (3.1m x 2.26m). Stripped pine wooden floor and fully tiled walls. Luxury white bathroom suite comprising of a double ended slipper bath with central mixer taps, WC, bidet, pedestal wash hand basin, shower cubicle with plumbed power shower, extractor fan. white heated towel rail. Double obscure glazed UPVC window to side elevation.





KITCHEN 17' 5" x 13' 9" (5.31m x 4.19m). Dark wood fronted range of eye and base level units on three sides with rolled top work surfaces. Inset ceramic one and a half bowl sink and drainer, built in oven and grill, built in hob with extractor above. Pretty red electric Rayburn oven with 2 hotplates. Two double glazed UPVC windows to the side elevation. Door to small porch leading to the parking area.

STORAGE CUPBOARD 7' 9" x 5' 1" (2.36m x 1.55m). Range of cupboards with louvre doors giving access to slatted shelving providing lots of useful storage space. Double glazed UPVC window to side elevation

LAUNDRY 8' 9" x 5' 1" (2.67m x 1.55m). Belfast sink, lots of cupboard storage space, tiled floor, heater, double glazed UPVC window to side elevation. door into...

CLOAKROOM White WC and wash hand basin double obscure glazed UPVC window to side elevation.

FIRST FLOOR

Ascending the lovely handmade Brazilian oak turning stairs to the...

LANDING Providing access to all rooms. Radiator

BEDROOM FOUR 17' 3" x 16' 2" (5.26m x 4.93m) reducing to 10'1" (3.07m). Velux window with an outstanding sea view overlooking the garden. Built in wardrobes, ample eaves storage and door leading to the attic room.

ENSUITE White suite low level WC, bidet, pedestal wash hand basin and shower cubicle with plumbed shower. Fully tiled, double obscure glazed UPVC window to the front elevation, white heated towel rail.

STUDY / BEDROOM 5 19' x 8' 6" (5.79m x 2.59m) reducing to 5'7" (1.7m). Velux window with sea views, radiator, door to walk in store room with power and light.

LOFT/STORE Simply huge storage area or possible living space. (must be seen to be believed!).





OUTSIDE

DOUBLE GARAGE

25' 5" x 17' 9" (7.75m x 5.41m). Pitched roof (with storage in the roof area), electric up and over door, power electric and light, alarm.

WORKSHOP

14' 3" x 6' 10" (4.34m x 2.08m). power and light and door leading out into the.....

MEDITERRANEAN COURTYARD

Stone patio area incorporating a pizza oven and archway leading to the main garden..

STOREROOM

21' 8" x 11' 1" (6.6m x 3.38m). Ample storage for all the gardening equipment. Light.

COURTYARD

Large area hidden behind the garage, housing the composting area comprising of 4 bins. Plastic bunded oil tank. and outside tap.

REAR GARDEN

Beautiful, stunning garden mainly laid to lawn, well stocked borders. BBQ area, granite pump, stone trough stone patio's. stone pulpit. These surround the property and the side garden is a courtyard with stone patio area and well stocked established borders and LOVELY SEA VIEWS...

Council Tax band: F

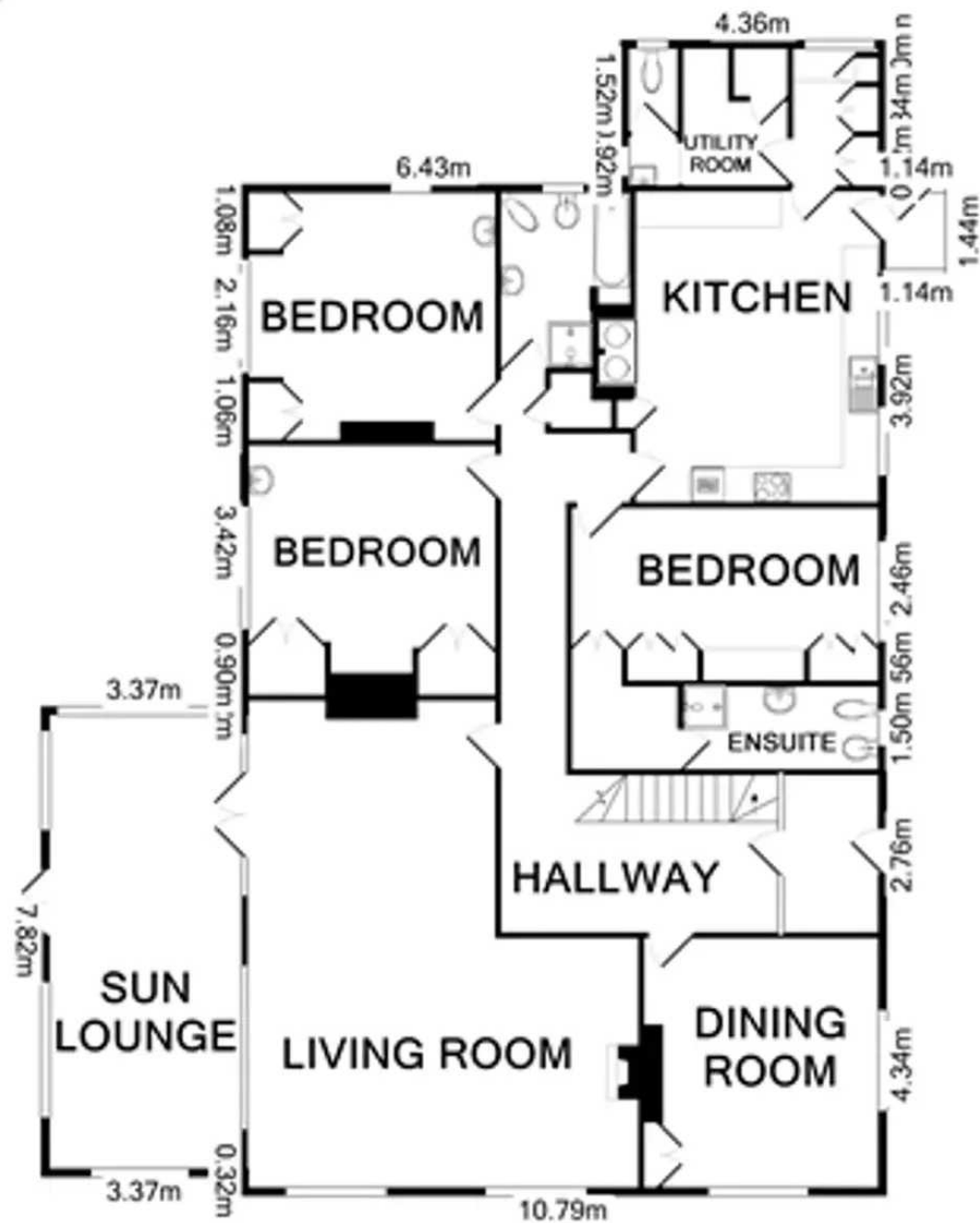
Tenure: Freehold

EPC Energy Efficiency Rating: G

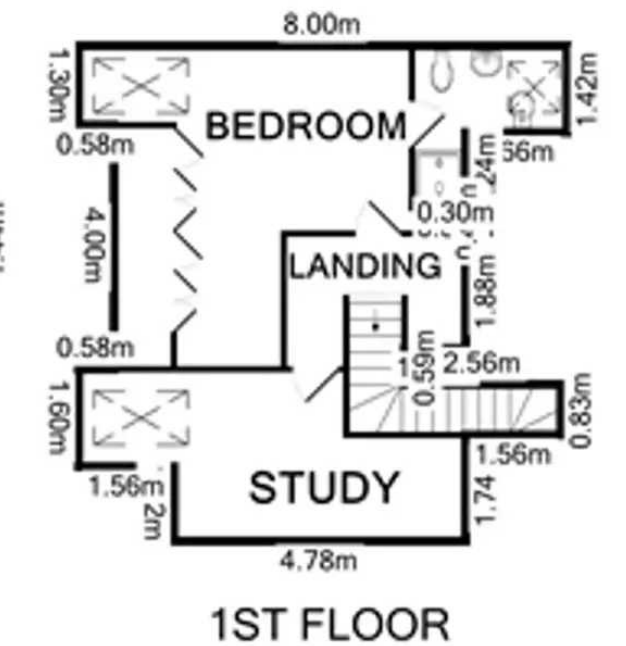
EPC Environmental Impact Rating: F

SERVICES: Mains electricity, water & drainage





GROUND FLOOR



1ST FLOOR

GREENACRE, POLURRIAN ROAD, MULLION, CORNWALL TR12 7E

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