



ROHRS & ROWE

The White Cottage  
Meaver Road  
Mullion  
Cornwall  
TR12 7DP

- Spacious family home
- Open plan kitchen / dining room 23'1 x 21'1
- Sitting room
- Master bedroom with en suite
- 3 / 4 further bedrooms
- Family bathroom and additional shower room
- Conservatory
- One bedroom detached holiday cottage
- Garden office / bar
- 2 further outbuildings
- Utility room
- Garage & off road parking for several cars
- Landscaped gardens
- EPC E
- Council Tax Band F



**A STYLISHLY PRESENTED AND SPACIOUS 4/5-BEDROOM FAMILY HOME WITH A DETACHED ONE-BEDROOM COTTAGE, LOCATED JUST OUTSIDE THE VILLAGE MULLION WITH FAR-REACHING VIEWS ACROSS THE LIZARD PENINSULA.**





## PROPERTY

Entering through a stylish red brick porch-way with a vaulted ceiling, you step into a lovely spacious sitting room with dual aspect bay windows that overlook the garden. French doors connect through to the heart of the house; the kitchen/dining room. This open-plan, modern and generously sized space features flagstone floors, skylights, and the connecting thread of red bricks, all combining to provide an abundance of character and light. It creates a fantastic space for family living and entertaining. The conservatory is situated to the side, providing another delightful space to relax with views of the garden.

Upstairs, a generously sized master bedroom suite offers lovely countryside views, along with three additional well-sized bedrooms, all served by a modern family bathroom with a walk-in shower. On this level, you'll also find a study / additional bedroom, and a convenient utility room complete with fitted cupboards, providing ample storage.

The split-level landscaped gardens of The White Cottage are particularly special. They are elevated, private and adorned with an array of well-established plants and bushes. There are numerous spots among the large lawned area to enjoy the far-reaching views across the Lizard Peninsula. Additionally, there is a lower patio area that connects back into the property. To the front of the property, you'll find a well-presented self-contained one-bedroom holiday cottage, which has been successfully let over the last few years, providing a useful additional source of income. In addition, there is a large garage and off-road parking for several cars.







**KYNANCE COVE**



**POLDHU COVE**



**LOCATION**



**MULLION COVE**

**LOCATION**

The White Cottage is nestled within the Lizard Peninsula and lies on the edge of Mullion - a vibrant village with unique charm, a strong community and a picturesque harbour. Within the village are numerous facilities, schools and excellent places to eat and drink, such as the fabulous Polurrian Hotel with its panoramic terrace and unrivalled sea views.

The Lizard Peninsula offers exceptional lifestyle for those looking to embrace the beauty of coastal living and so many opportunities for lifestyle based activities such as sailing and SUP, diving and open water swimming or simple lazy beach days with the children. Fine food features throughout the area with an ample supply of local freshly caught fish, especially crab & lobster. The coastline is especially attractive with the nearby locations of Church Cove, Gunwalloe Cove, Poldhu Beach and Kynance Cove providing safe swimming and idyllic beach days.

Close at hand is the historic town of Helston, which is well served by three supermarkets and has a number of restaurants and bars.

**DISTANCES**

Mullion School: 0.3 • Poldhu Cove: 1.5 Miles • Mullion Cove: 1.5 Miles • Mullion Golf Club: 2 Miles • Lizard Point: 5 Miles • Kynance Cove: 5.5 Miles • Helston: 7.5 Miles • Helford Sailing Club: 9.5 Miles • Porthleven: 10 Miles • Coverack: 10 Miles • Falmouth: 16 Miles • St Ives: 24 Miles • Truro: 24 Miles





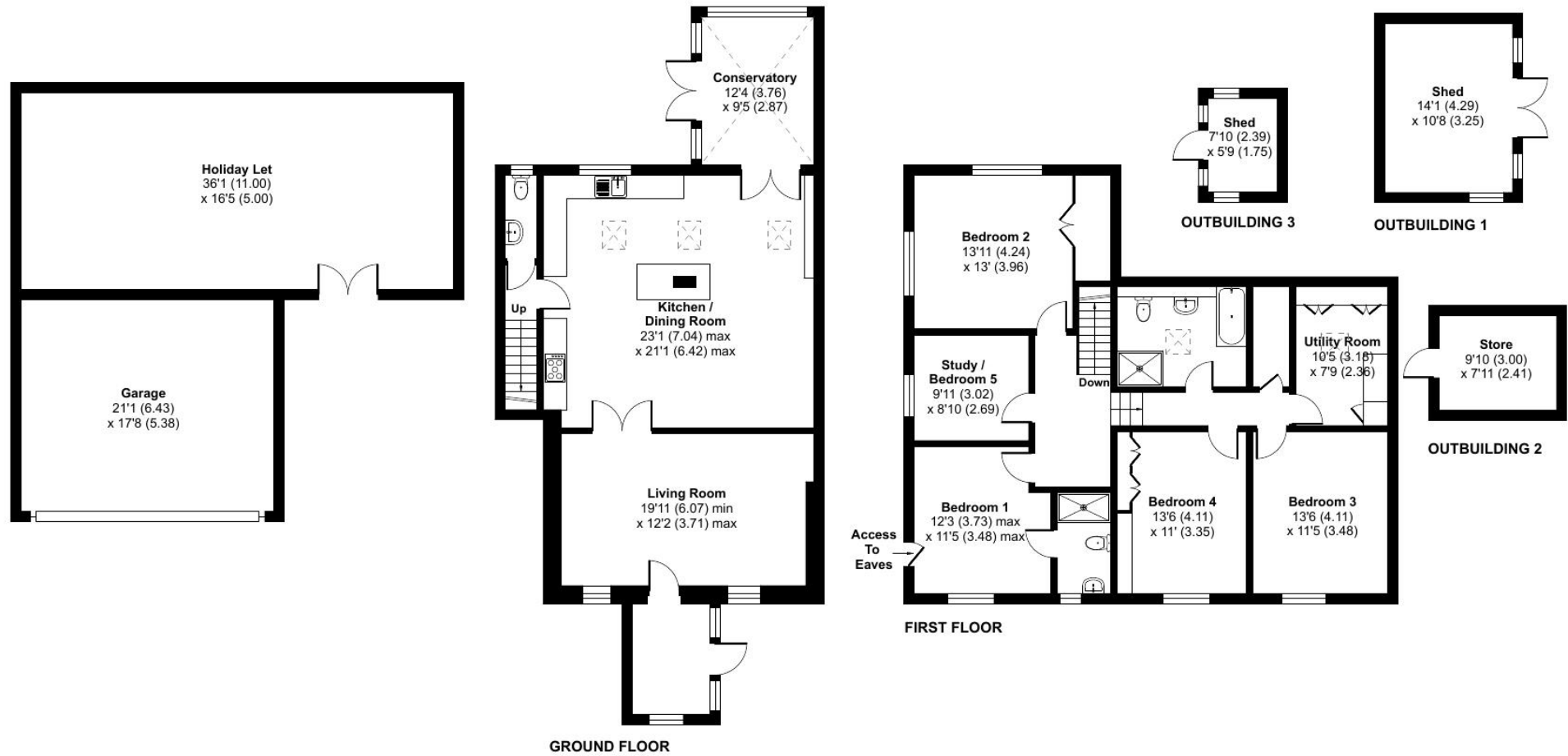


# The White Cottage, Meaver Road, Mullion, Helston, TR12 7DP



Approximate Area = 2166 sq ft / 201.2 sq m  
 Holiday Let & Garage = 964 sq ft / 89.5 sq m  
 Outbuildings = 273 sq ft / 25.4 sq m  
 Total = 3403 sq ft / 316.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Rohrs and Rowe. REF: 1042876



**Services:** Mains water & electricity. LPG Gas. Private drainage

**Directions:** What3Words: ///overlaid.objective.piano

IMPORTANT NOTICE: Rohrs & Rowe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of the client or otherwise. Rohrs & Rowe assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact. All areas, measurement or distance are approximate. The descriptive text, photographs and plans are all for guidance only and are not in any way comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Rohrs & Rowe, their clients and any joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. Any items, equipment or fixtures and fittings shown may not necessarily be included within the sale.



**ROHRS & ROWE**

**TELEPHONE** 01872 306 360

**EMAIL** [Info@RohrsAndRowe.co.uk](mailto:Info@RohrsAndRowe.co.uk)

**WEBSITE** [www.RohrsAndRowe.co.uk](http://www.RohrsAndRowe.co.uk)

