



ROHRS & ROWE

Mulvin Lodge  
Churchtown  
Cury  
Helston  
TR12 7BW

- Beautifully presented detached barn conversion
- Spacious open plan kitchen / dining / sitting area
- Charming original features
- Extremely energy efficient
- Master bedroom en suite
- 2 further en suite bedrooms
- Single storey
- Countryside views stretching to Poldhu cove
- Private lawned garden
- Underfloor heating
- Shared courtyard garden
- Ground source heat pump
- Parking for two cars
- EPC B



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A BEAUTIFULLY RESTORED AND SPACIOUS 3-BEDROOM DETACHED BARN CONVERSION, PROVIDING EXCEPTIONAL ENERGY EFFICIENCY AND BEAUTIFUL COUNTRYSIDE VIEWS STRETCHING TO POLDHU COVE.



## PROPERTY

Mulvin Lodge has been lovingly and sympathetically restored to create a modern, comfortable, and open-plan home. Original features, such as exposed stone within the interior and an exterior speckled in serpentine granite, combine with the modern elements to fashion a unique and charming property. Restored with the aim of being energy efficient, ground source heating and modern insulation combine to provide an excellent EPC rating of B.

The open-plan kitchen/dining/living room is particularly special, with vaulted ceilings, exposed stone, and a wood burner providing ample space and charm. Three sets of French doors flood the space with light and allow access to the rear garden. The kitchen itself was crafted with quality in mind, boasting solid oak fitted cupboards, granite work surfaces, and built-in Neff appliances. The large master bedroom is situated to the side, featuring a lovely en suite and built-in wardrobe.

On the opposite side of the property are the two guest bedroom en suites, both generously sized and enjoying delightful design features. Outside, the southwest-facing rear lawned garden is private and well-sized, offering wonderful and unrestricted countryside views stretching to the water at Poldhu Cove. To the opposite side, there is a shared courtyard space and designated parking for two vehicles.









**PORTHLEVEN**



**KYNANCE COVE**



**POLDHU COVE**



**MULLION COVE**

#### **LOCATION**

The Lizard Peninsula as a whole offers an exceptional lifestyle for those looking to embrace the beauty of coastal living and numerous opportunities for lifestyle-based activities such as sailing, SUP, diving, open water swimming, or simply enjoying lazy beach days with the children. Nearby Mullion, a vibrant village with unique charm, boasts a strong community, a picturesque harbor, and an excellent golf club. Within the village, there are numerous facilities, schools, and excellent places to eat and drink, such as the fabulous Polurrian Hotel with its panoramic terrace and unrivaled sea views. Poldhu Cove is a mile away and is a fantastic beach for swimming, surfing, and enjoying the sun.

Fine food features throughout the area with an ample supply of locally caught fish, especially crab and lobster. The coastline is especially attractive with nearby locations such as Church Cove, Gunwalloe Cove, 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.

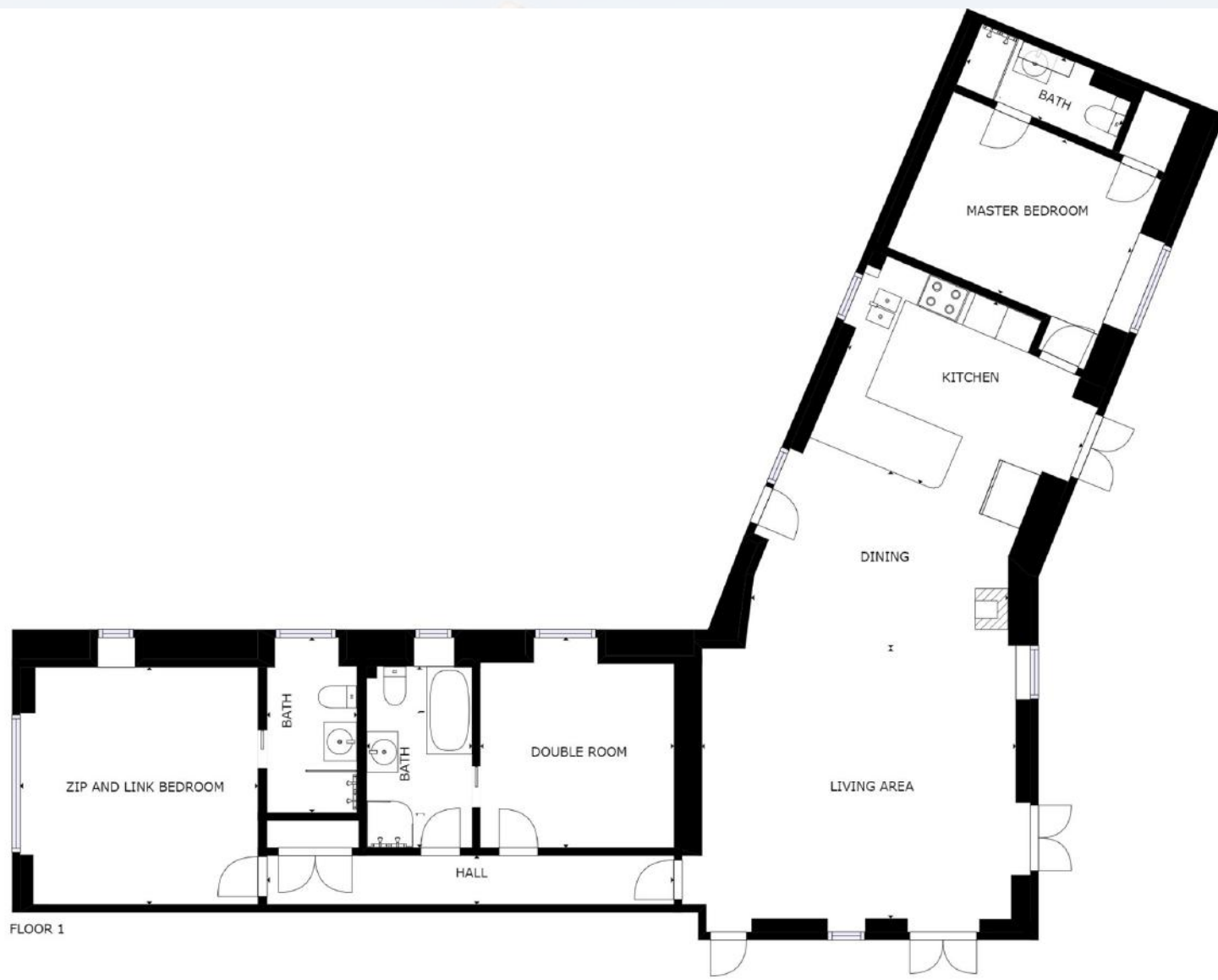
#### **DISTANCES**

Mullion Golf Club: 1 Mile • Poldhu Cove: 1 Mile • Gunwalloe Church Cove: 1.4 Miles (By foot) • Mullion School: 2.7 Miles • Porthleven: 7 Miles • Helston: 5.5 Miles • Kynance Cove: 8 Miles









FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 134 m<sup>2</sup>  
TOTAL: 134 m<sup>2</sup>



**Services:** Mains water & electricity. Private drainage. Ground source heat pump for hot water & underfloor heating.

**Directions:** What3Words: ///jousting.wrong.refer

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