



ROHRS & ROWE

Nonsuch
Polurrian Cliff
Mullion
Helston
TR12 7EW

- Panoramic sea views across Polurrian Cove
- Galleried entrance hall
- Generous open plan living room:
- Sitting room with spectacular views
- Dining room with vistas to the beach
- Well-appointed kitchen
- Two ground floor bedrooms & bathroom
- Study area with exceptional views
- Master bedroom suite with views
- Guest bedroom suite
- Sun terrace & landscaped gardens of circa 0.5 acres
- Garden store
- EPC E
- Council Tax Band E




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An aerial photograph of a large, modern coastal home with a grey gabled roof and white walls. The house features a prominent sunroom with large glass windows on the upper floor. It is situated on a lush green lawn with several palm trees and a wooden picket fence. In the background, the ocean meets a rugged coastline with cliffs, and other houses are visible on the hillside under a clear blue sky.

AN EXCEPTIONAL COASTAL HOME ENJOYING PANORAMIC UNINTERRUPTED SEA VIEWS





PROPERTY

Situated at the end of a prestigious private lane, Nonsuch enjoys an elevated position with breathtaking, uninterrupted sea views across Polurrian Cove and the Cornish coastline. Cherished by its current owners for the last fifteen years, this magnificent home has been thoughtfully enhanced and extended to create a beautifully maintained, light-filled property in superb condition.

A grand entrance hallway with a galleried landing sets an impressive tone, bathed in natural light from its southerly orientation. The hallway flows into the expansive principal living room which is semi open-plan to the sitting room. Here, dramatic sea views and a wood burner combine contemporary style with cosy comfort. The adjoining dining room offers uninterrupted vistas and connects seamlessly to the well-appointed kitchen, which balances sociability with functionality, ideal for both daily living and entertaining. The ground floor includes two versatile double bedrooms, one with direct garden access, which could serve as an additional reception room if needed. A stylish family bathroom and a cloakroom/WC complete this level.

Upstairs, the principal suite offers stunning views, complemented by a second en suite bedroom with its own coastal panorama. The galleried landing, currently used as a study, provides a tranquil space for creativity or relaxation.







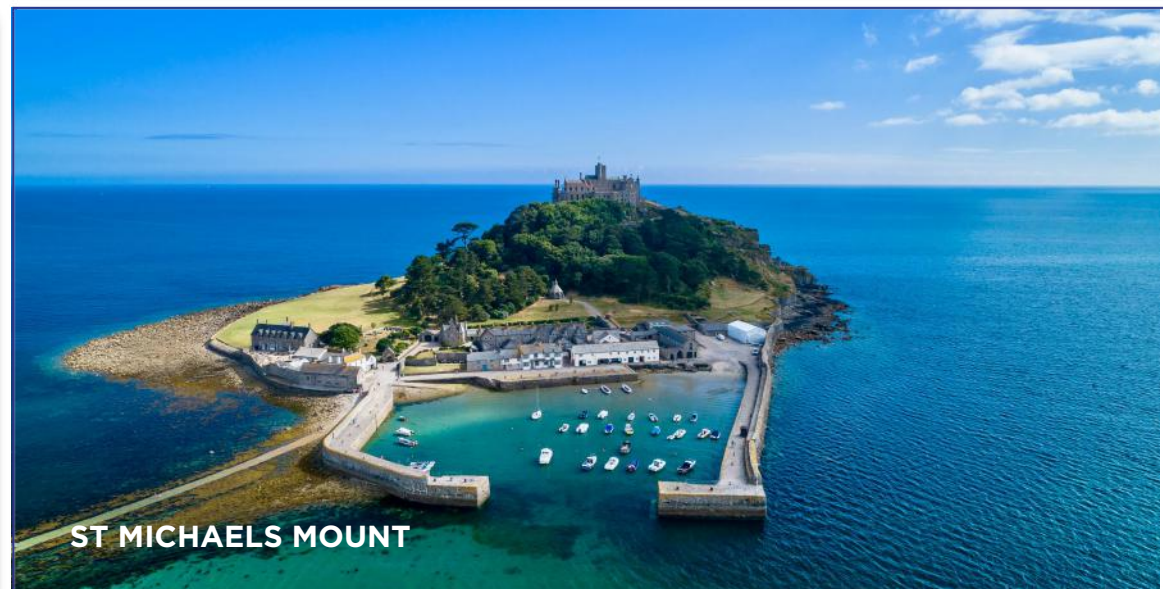
KYNANCE COVE



POLDHU COVE



ST IVES



ST MICHAELS MOUNT

GARDENS

Set within circa 0.5 acres of beautifully landscaped gardens, Nonsuch offers a wealth of outdoor spaces to enjoy its unique surroundings. The sun terrace, adjacent to the house, is perfect for alfresco dining and entertaining, while the level rear garden provides the perfect recreational space or further landscaping opportunities. Additional features include 2 charming ponds, a greenhouse and a practical garden store.

LOCATION

Nestled within an Area of Outstanding Natural Beauty and directly overlooking Polurrian Beach, the property enjoys immediate access to the South West Coast Path, a gateway to some of Cornwall's most celebrated scenery. Nonsuch is also perfectly positioned to take in extended views across Mounts Bay, from the iconic St Michael's Mount to the dramatic cliffs of Gwennap Head. Nearby beaches, including Polurrian and Poldhu, offer excellent conditions for surfing and family activities. Also close by is 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. Further afield, the serene Helford River provides idyllic sailing waters and charming waterside villages, while the historic town of Helston offers an array of amenities and services just 20 minutes away.

Nonsuch represents a rare opportunity to acquire a home of such calibre in one of Cornwall's most sought-after coastal settings.





Nonsuch, Polurrian Cliffs, Mullion, Helston, TR12 7EW



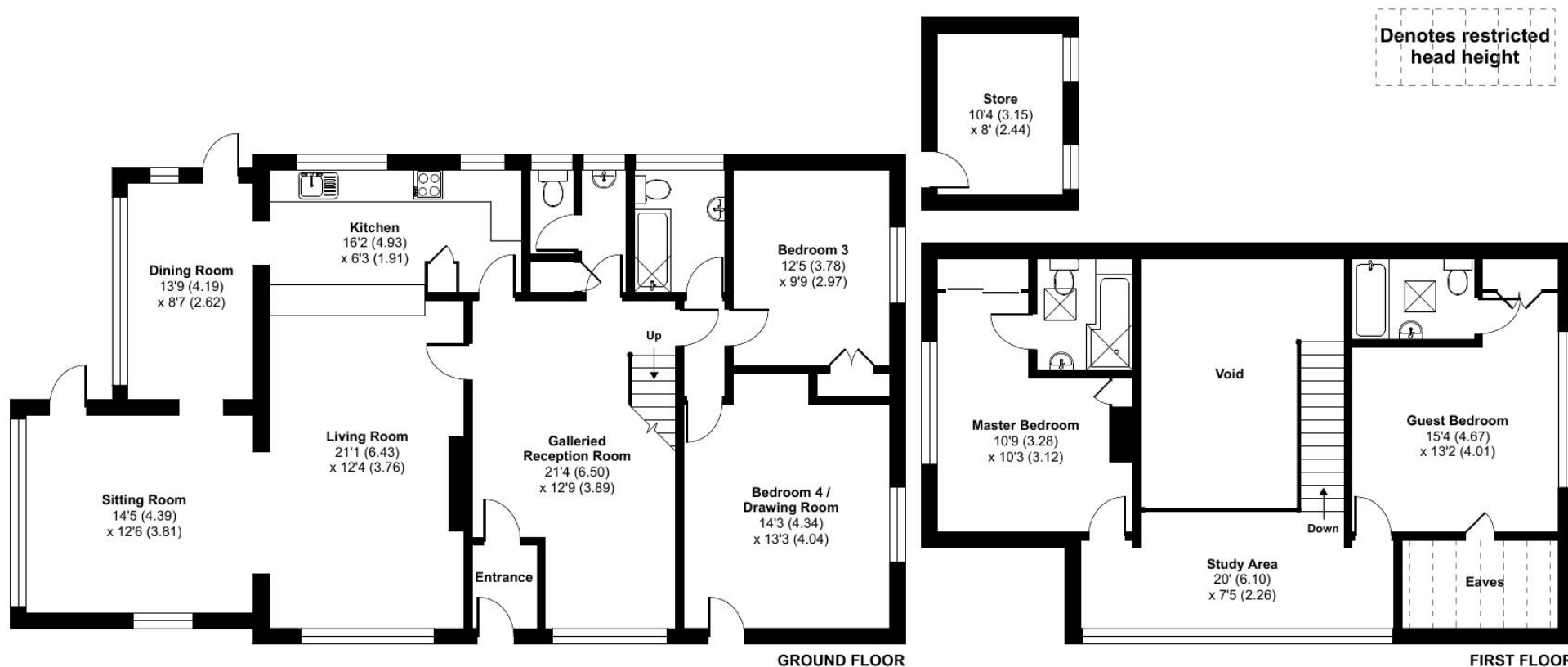
Approximate Area = 2143 sq ft / 199.1 sq m (excludes void)

Limited Use Area(s) = 56 sq ft / 5.2 sq m

Outbuilding = 82 sq ft / 7.6 sq m

Total = 2281 sq ft / 211.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̂checom 2025. Produced for Rohrs and Rowe. REF: 1234547



Services: Mains water & electricity. Electric heating & wood-burners. Private drainage.

Directions: What3Words: ///magically.rests.picked

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ROHRS & ROWE

TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

