



ROHRS & ROWE



Tremenhee
Lender Lane
Mullion
Helston
TR12 7HW

- Impressive period residence
- Generous 29'11x 15'3 sitting room
- Well appointed kitchen
- Spacious dining room
- Drawing room
- Master bedroom suite with dressing room
- Guest bedroom en suite
- Two further generous bedrooms
- Attractive family bathroom
- Detached 2 bedroom cottage
- Grounds of about 1.5 Acres
- EPC D & D
- Council Tax G & B

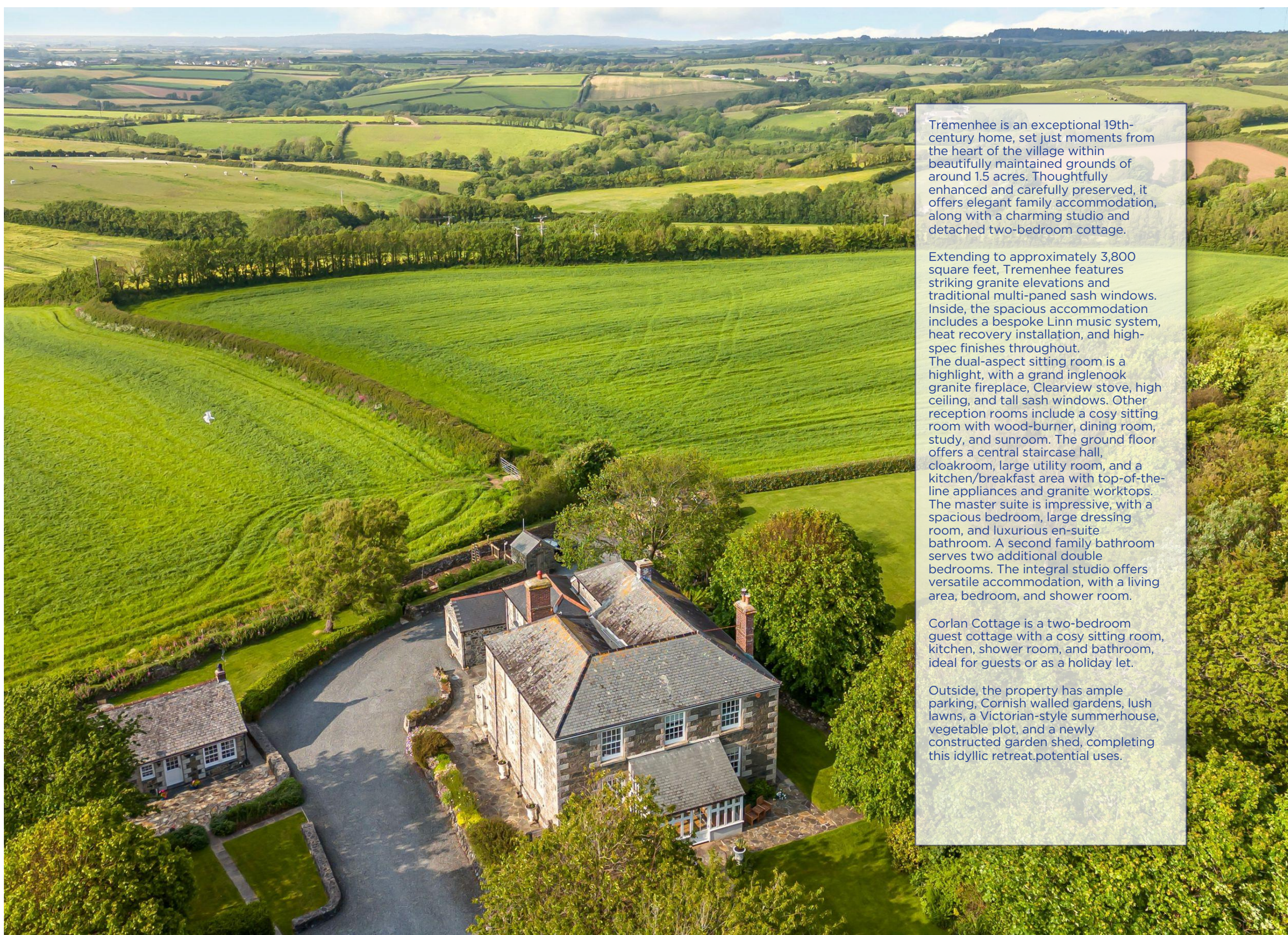


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A large, ornate living room with a red sofa, a cream sofa, a large rug, and a stone fireplace. The room features a high ceiling with a large crystal chandelier, a large window with patterned curtains, and a stone fireplace with a wood-burning stove. The room is furnished with a large red sofa, a cream sofa, a large rug, and a stone fireplace. The room is bright and spacious, with a high ceiling and large windows.

AN IMPRESSIVELY GRAND AND SPACIOUS 4-BEDROOM PROPERTY, SITUATED IN A PRIVATE LOCATION WITHIN THE VILLAGE OF MULLION, FEATURING BEAUTIFUL GARDENS SPANNING APPROXIMATELY 1.5 ACRES, ALONG WITH A DETACHED TWO-BEDROOM COTTAGE





Tremenhoe is an exceptional 19th-century home, set just moments from the heart of the village within beautifully maintained grounds of around 1.5 acres. Thoughtfully enhanced and carefully preserved, it offers elegant family accommodation, along with a charming studio and detached two-bedroom cottage.

Extending to approximately 3,800 square feet, Tremenhoe features striking granite elevations and traditional multi-paned sash windows. Inside, the spacious accommodation includes a bespoke Linn music system, heat recovery installation, and high-spec finishes throughout.

The dual-aspect sitting room is a highlight, with a grand inglenook granite fireplace, Clearview stove, high ceiling, and tall sash windows. Other reception rooms include a cosy sitting room with wood-burner, dining room, study, and sunroom. The ground floor offers a central staircase hall, cloakroom, large utility room, and a kitchen/breakfast area with top-of-the-line appliances and granite worktops. The master suite is impressive, with a spacious bedroom, large dressing room, and luxurious en-suite bathroom. A second family bathroom serves two additional double bedrooms. The integral studio offers versatile accommodation, with a living area, bedroom, and shower room.

Corlan Cottage is a two-bedroom guest cottage with a cosy sitting room, kitchen, shower room, and bathroom, ideal for guests or as a holiday let.

Outside, the property has ample parking, Cornish walled gardens, lush lawns, a Victorian-style summerhouse, vegetable plot, and a newly constructed garden shed, completing this idyllic retreat.potential uses.







MULLION COVE



ST MICHAELS MOUNT



ST IVES



POLDHU COVE

LOCATION

Tremenhee is set on the edge of the beautiful village of Mullion which offers a range of shops as well as a well regarded School. The Polurrian Hotel also is a popular venue for good food and refreshing drinks. Nearby beaches, including Polurrian and Poldhu, offer excellent conditions for surfing and family activities. 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.

Distances

- Mullion School: 0.3 Miles • 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 Miles • Helford Sailing Club: 9.5 Miles • Porthleven: 10 Miles • Coverack: 10 Miles • Falmouth: 16 Miles • St Ives: 24 Miles • Truro: 24 Miles







Mullion, Helston, TR12 7HW

Approximate Area = 3806 sq ft / 353.6 sq m

Garage = 1192 sq ft / 110.7 sq m

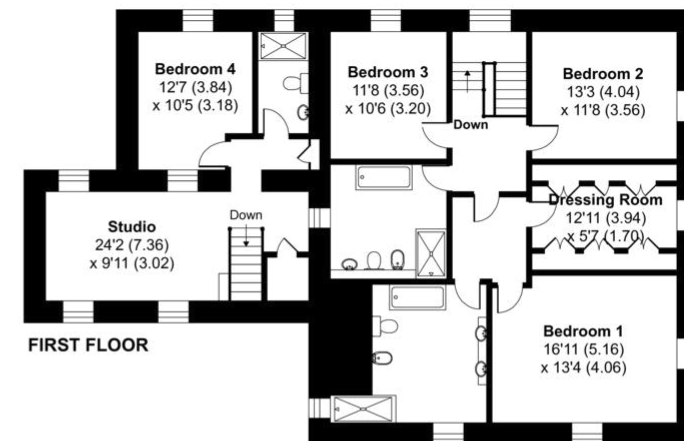
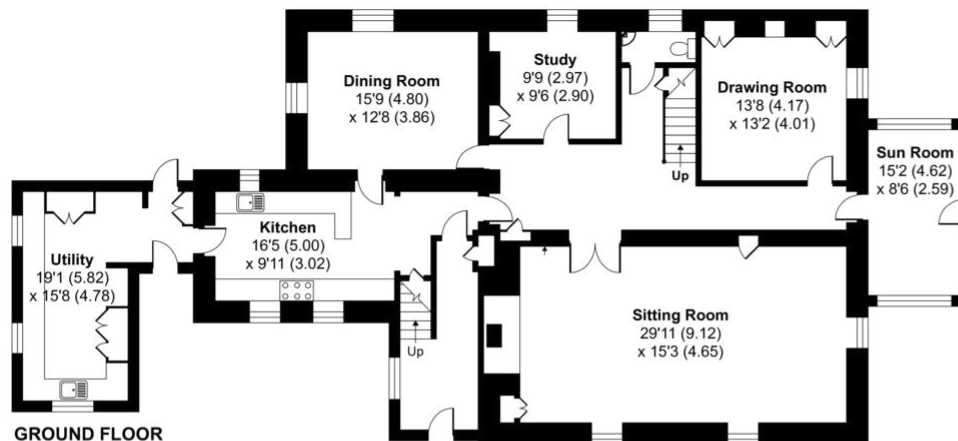
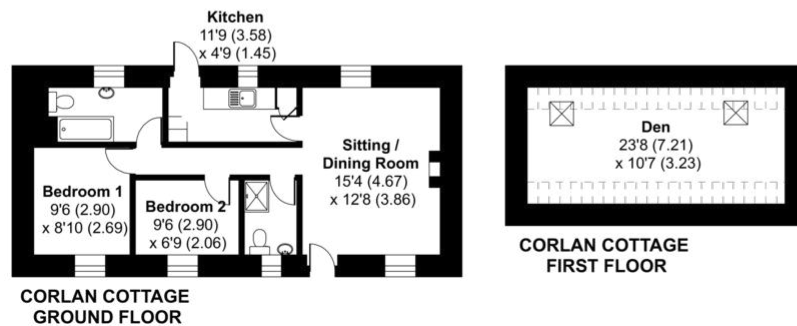
Limited Use Area(s) = 94 sq ft / 8.7 sq m

Corlan Cottage = 722 sq ft / 67.1 sq m

Total = 5814 sq ft / 540.1 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Rohrs and Rowe. REF: 1272011

WATERLOO BUILDING



Services: Mains water, electricity and drainage. Oil fired central heating with partial underfloor heating in Corlan Cottage.

Directions: What3Words: vocally.booklets.lightens

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