



TOM WILLS
PERSONAL PROPERTY AGENTS

Vounder Farmhouse, Meaver Road
Mullion, Helston, TR12 7DN
£775,000



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Vounder Farmhouse

Meaver Road, Mullion, Helston
TR12 7DN

Within an Area of Outstanding Natural Beauty (AONB), this exceptional five-bedroom detached house occupies a generously sized, level plot with expansive views over unspoiled farmland. The property offers versatile, beautifully styled accommodation, including four bath/shower rooms. Additionally, there is a vast detached garage, thoughtfully constructed in a way that offers great potential for conversion into ancillary accommodation.

- Architect-remodelled detached house
- Modern and attractive
- Cavity block double garage (insulated, with power and plumbing), offering potential for conversion, subject to planning permission.
- Five bedrooms and four bath/shower rooms
- Expansive far-reaching views
- 'Turn key' condition
- 2212 SQ.FT of versatile accommodation excluding garage
- Close to Mullion Secondary School



Double garage with windows, cavity wall insulation, electrics and plumbing already installed





INTERNAL SPECIFICATION

- Beautifully presented and highly versatile
- Underfloor heating and insulation
- Travertine kitchen tiling and oak flooring to living room
- Living room enjoys a vaulted ceiling and woodburning stove
- Galleried landing and oak staircase
- LPG gas boiler

EXTERNAL SPECIFICATION

- Natural slate roof
- Detached double garage with potential to convert to ancillary accommodation, a workshop, studio or large home office - Insulation, plumbing, power and windows already installed
- Attractive part slate hung/timber clad elevations
- Glass fronted balcony
- uPVC double glazing
- Exterior lighting
- Large driveway parking for approximately 5 vehicles (excluding garage)
- Generous level lawned garden perfect for families, pet owners and keen gardeners.

THE LOCATION

Situated on the stunning Lizard Peninsula, Mullion is the largest village in the area, offering a perfect blend of natural beauty, vibrant community, and rich history. With a range of excellent facilities including shops, inns, cafes, restaurants, craft shops, and art galleries, Mullion has everything you need for day-to-day living. Whether you're playing a round of golf at the nearby course, relaxing in hotels with swimming pools, spas, and gym facilities, or making use of the highly regarded local school (literally opposite the house), this village caters to all.

The dramatic Mullion Cove, owned by the National Trust, is a small picturesque harbour still used by local fishermen. Nearby, you'll find a range of scenic coastal walks, with breath-taking views along the cliffs. Family-friendly Poldhu Cove, with its sand dunes and café, is perfect for a relaxing day, while the charming Pollurian Cove, popular with surfers, is just a short walk from the village.

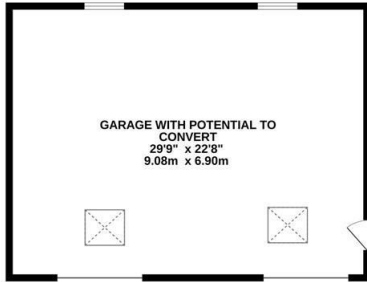
Mullion's coastal charm, rich heritage, and excellent amenities make it a hidden gem in Cornwall, perfect for both quiet living and adventure.

ADDITIONAL INFORMATION

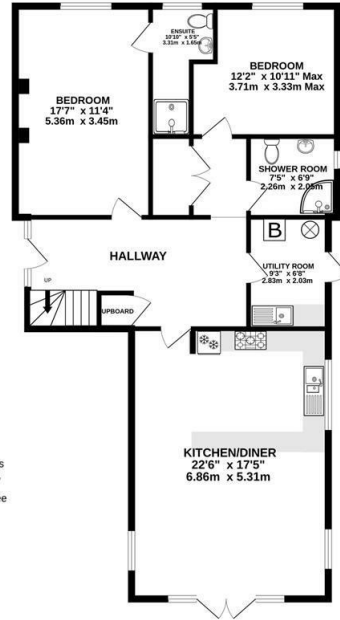
Tenure - Freehold. Services - Mains electricity and water are connected to the property. LPG gas boiler provides central heating - partly underfloor. Private drainage with plumbing from house and garage. EPC - 65 (D) . Council Tax - Band D. Possession - Vacant possession upon completion. **VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**



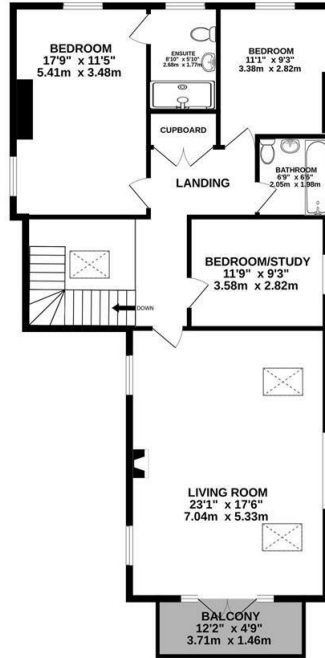
GARAGE
674 sq.ft. (62.6 sq.m.) approx.



GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.

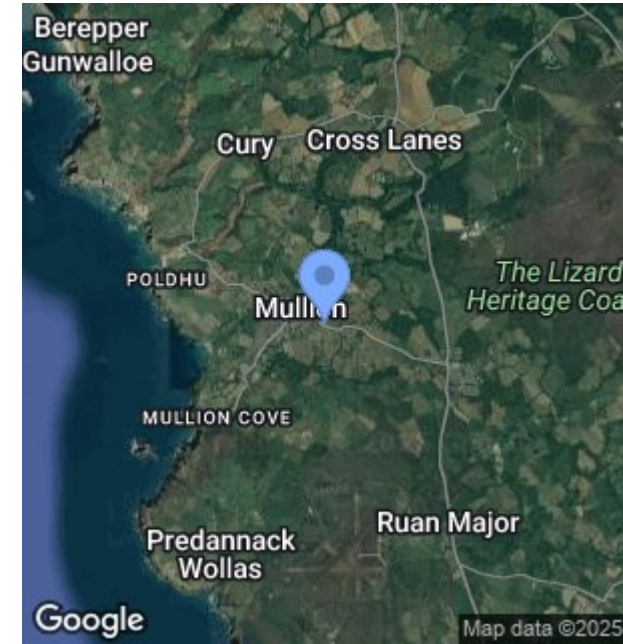


1ST FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



TOTAL FLOOR AREA : 2110sq.ft. (196.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

9 Bar Terrace, Falmouth, Cornwall, TR114BP

01326 352302 | info@tomwillsproperty.co.uk | www.tomwillsproperty.co.uk



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		