



Mullyon House



Mullyon House

Churchtown, Helston, Cornwall, TR12 7HN

Mullion Cove - 1.5 miles Poldhu Cove - 1.5 miles Kynance Cove
- 6 miles

A large Grade II listed property in the heart of the popular village of Mullion, on the Lizard Peninsula.

- Grade II Listed
- Character Home
- Outbuildings
- Basement
- Feehold
- NO ONWARD CHAIN
- Renovation Opportunity
- 4 Bedrooms
- Gardens
- Council Tax Band E

Guide Price £545,000

SITUATION

Mullion is the largest village on The Lizard Peninsula, known for its lively atmosphere, especially during the summer months. The village is brimming with a variety of shops, inns, and restaurants, creating a vibrant community hub. In addition to its charming amenities, Mullion boasts both a primary and secondary school, a Health Centre, and an excellent 18-hole golf course.

Just over one mile from the village lies the picturesque Mullion Cove, protected by two stout sea walls from the waters of Mounts Bay. Within a short distance, you'll also find Poldhu Cove, while another popular local beach, Polurrian, is favored by surfers and can be reached via an attractive walk. Much of The Lizard, including Mullion, is designated as an Area of Outstanding Natural Beauty. The unspoilt landscape and picturesque fishing coves, such as Cadgwith, are within easy reach, offering stunning coastal views and charming scenery.

Approximately nine miles away is the market town of Helston, which provides a comprehensive range of amenities. From interesting shops and traditional inns to schooling, leisure, and recreational facilities, Helston has something for everyone.



THE PROPERTY

Mullyon House is a stunning example of a historic Cornish residence, nestled in the heart of the popular village of Mullion. Formerly a vicarage, it is now available for the first time in over 75 years, offering a wealth of charm and history throughout. Believed to have been built in the 17th Century, the property features a striking blend of cob and stone construction, with remarkable craftsmanship evident in details such as the blacksmith-forged door hinges.

Mullyon house does require modernisation and renovation.

Approached via a winding gravel path that crosses the front lawn, the main entrance leads into a welcoming hallway. From here, two generously sized reception rooms—currently used as a family room and sitting room—each offer lovely views across the property's garden.

A quaint vicar's study separates the hallway from the formal dining room, which exudes an abundance of character and charm. The dining room leads to the kitchen, which has direct access to the garden. A family bathroom completes the ground floor accommodation.

An elegant open staircase leads to the first floor, where the property's historic charm continues. Original floorboards and a grand vaulted ceiling create a sense of scale in each of the four double bedrooms. A WC and an additional bathroom complete the first-floor layout.

Additionally, a cellar is accessible from the ground-floor hallway, offering valuable storage space

OUTSIDE

Mullyon House is nestled within its own grounds, featuring a variety of landscaped gardens, including expansive lawns, vegetable patches, and designated areas perfect for outdoor entertaining.

Alongside the garage, the property includes a collection of small sheds, storage spaces, and outbuildings, all ideally suited for maintaining the gardens and supporting outdoor activities.

SERVICES

Mains Electric and water. Drainage TBC

VIEWINGS

Strictly and only by prior appointment with Stags West Cornwall on 01736 223222

DIRECTIONS

From the A3083 at Penale, continue onto the village one way system, turning right at Aspects Holidays As you approach the church Mullyon House will be evident on your left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

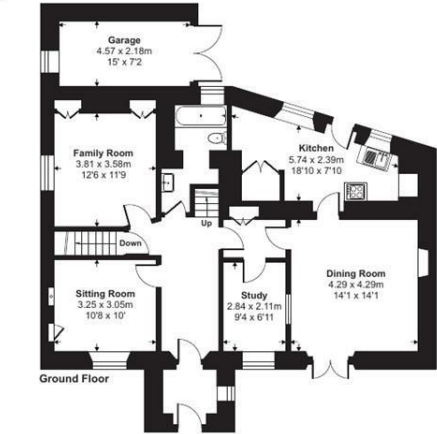
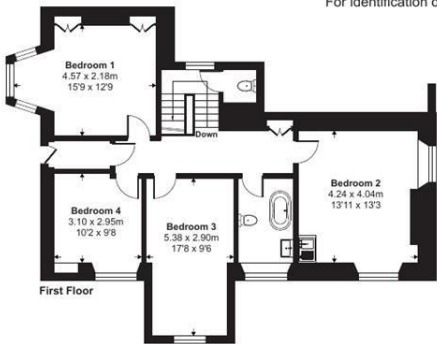
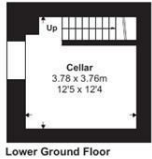
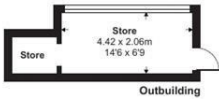


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 2173 sq ft / 201.8 sq m
Garage = 104 sq ft / 9.6 sq m
Outbuilding = 120 sq ft / 11.1 sq m
Total = 2397 sq ft / 222.5 sq m

For identification only - Not to scale