



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10314

Guide £1,250,000

Mengleth House,
3 Carne Quarry, Mullion, Cornwall, TR12 7DP

FREEHOLD



Occupying a prominent position at the head of an exclusive, gated development on the outskirts of Mullion village. An architecturally striking family house, built to an extremely high standard with comfortable, well proportioned accommodation throughout, across 4 bedrooms, two of which have en-suite facilities. Also benefiting from a detached 1 bedroom annexe with home office above, sauna room and outside heated swimming pool complex, with delightful gardens and plentiful parking/boat storage.



SUMMARY OF ACCOMMODATION – In all, around 4,535sq.ft.**MENGLETH HOUSE**

Ground Floor Entrance hall, inner hallway, bedroom suite 2 with bedroom, sitting area and en-suite, bedrooms 3 and 4, family bathroom, integral double garage with utility area.

First Floor Galleried landing, open-plan kitchen/dining/sitting area, formal sitting room and music room, master suite with en-suite bathroom, wc.

DETACHED ANNEXE AND HOME OFFICE

Ground Floor Benefiting from its own driveway, open-plan kitchen/dining/sitting room, shower room, double bedroom.

First Floor Externally accessed home office with pleasant countryside views.

Outside Ample parking/boat storage across multiple driveways, storeroom and plant/sauna room accessed via the rear courtyard, sun terrace accessed from the kitchen, raised patio accessed from the sitting room housing hot tub and fishpond, swimming pool complex with heated outdoor saltwater pool, raised lawn with superb views across surrounding countryside to Mounts Bay.

DESCRIPTION

Mengleth House occupies a prominent position at the head of the exclusive Carne Quarry development, a gated private enclave of architecturally designed houses on the outskirts of the village of Mullion. Mengleth House is architecturally striking in its appearance and was constructed by the original developer as his own permanent home before being sold to our clients. The house itself offers well proportioned accommodation across 4 double bedrooms, two of which benefit from en-suite facilities, whilst there is extensive living accommodation with a large open-plan kitchen/dining/sitting area which benefits from views over surrounding countryside across to Mounts Bay and a formal living/music room.

There is a detached 1 bedroom annexe with an open-plan kitchen/dining/living room, double bedroom and shower room. The annexe benefits from its own driveway and would be perfect as ancillary accommodation for a dependent relative, or potentially, a holiday let. There is a useful home office above the annexe at first floor level, which is accessed externally from the rear garden of Mengleth House.

Externally, the gardens and grounds and Mengleth House include a courtyard garden to the rear of the main residence with steps leading up to a swimming pool complex which houses an open air, heated saltwater swimming pool surrounded by patio and enclosed by the old quarry walls. There are two sun terraces, one of which houses a hot tub and fishpond, whilst there is also a raised area of lawn which benefits from superb views across surrounding countryside across to Mounts Bay. Also accessed from the rear garden is a useful storage room and sauna/plant room.



LOCATION

Mengleth House is situated on the outskirts of the picturesque village of Mullion which lies on the Lizard Peninsula on the south coast of Cornwall in an Area of Outstanding Natural Beauty, with beautiful sandy beaches, private coves and stunning coastal scenery, along with wonderful walks along the South West Coast Path.

The village of Mullion is a thriving community which is particularly well catered for in terms of amenities, which includes post office, general stores, off licence, garage, pharmacy, health centre, florist, restaurants and village pubs. Mullion also has a highly regarded golf club with an excellent 18-hole course. The village also has its own primary and secondary schools, with private schooling available at Truro.

To the northwest lies the Helford River and the beautiful day sailing waters around the estuary. The market town of Helston at the top of peninsula has a large range of shopping, commercial, business and leisure facilities. The A394 provides easy access to the city of Truro and onwards along the A30 and out of the county to Exeter and the M5 motorway. Cornwall Airport Newquay is only a short drive away and offers flights to a growing array of destinations.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Approached via a brick paved driveway and accessed via a uPVC entrance door with glazed side returns opening to:-

ENTRANCE HALL Coved ceiling, ceramic tiled flooring, double cloaks cupboard, door to integral garage, door to spare bedroom and glazed casement door opening into:-



INNER HALLWAY Coved ceiling, ceramic tiled flooring, turning oak staircase rising to first floor level with oak balustrades and glazed panels beneath. Airing cupboard. Zonal underfloor heating control. Doors to bedroom 2, 3 and family bathroom.

SECOND BEDROOM SUITE – 14'4" x 10'9" opening into 12'6" x 12'6" max. (an irregular shaped room) A superb secondary suite with a door opening into a snug/study area leading to the bedroom. Coved ceiling. Four sets of double glazed windows to the front and side elevations, zonal underfloor heating control. Door opening into:-

EN-SUITE SHOWER ROOM Tiled flooring, low flush wc, mounted wash hand basin with hot and cold mixing tap, tiled splashback, wall mounted mirror above and vanity cupboards beneath, corner shower unit with tiled surround and shower over, obscured double glazed window to the side elevation, heated towel rail, extractor fan and coved ceiling.

BEDROOM 3 – 14'1" x 13'4"

Coved ceiling, broad double glazed windows to the rear elevation overlooking the rear courtyard area and swimming pool. Zonal underfloor heating control.

BEDROOM 4 – 11'8" x 10'7"

Engineered oak flooring, coved ceiling, double glazed window to the rear elevation overlooking the rear courtyard and swimming pool. Zonal underfloor heating control.

**FAMILY BATHROOM**

Ceramic tiled flooring, low flush wc, mounted wash hand basin with hot and cold mixing tap, tiled splashback and vanity drawers beneath with downlit mirror faced medicine cupboard above. Panelled bath with hot and cold mixing tap and tiled surround. Corner shower unit with tiled surround, shower over and glass door, coved ceiling, heated towel rail and extractor fan. Obscured double glazed window to the rear elevation.

FIRST FLOOR

Accessed via a turning oak staircase from the inner hallway opening into a galleried landing with open-plan kitchen/dining/sitting area.





OPEN-PLAN KITCHEN / DINING / SITTING AREA (irregular measurements) – 21'7" x 10'9" measurements including the staircase opening into 22'10" x 17'3" (an irregular shaped room – average measurements taken) Ceramic tiled flooring throughout and coved ceiling.

DINING AREA Ceramic tiled flooring, coved ceiling, zonal underfloor heating control, double glazed window to the front elevation benefiting from far reaching views over surrounding rural countryside across to Mounts Bay. Contura cylindrical woodburning stove on a polished granite hearth with exposed flue.

KITCHEN / SITTING AREA Ceramic tiled flooring, coved ceiling, Bose entertainment speakers. A comprehensively fitted kitchen with a range of polished granite worksurfaces with tiled splashbacks, matt finished cupboards and drawers beneath and additional matt finished wall mount cupboards above. Integrated appliances include a quadruple Neff high



level oven, five ring Neff ceramic hob with Neff extractor hood over, wine cooler, Neff double fridge freezer with ice and water dispenser, inset double stainless steel sink with hot and cold mixing tap above and side drainer. Integrated dishwasher. Double glazed windows to the rear elevation overlooking the swimming pool/sun patio. There is breakfast bar seating and a sitting area which benefits from a double glazed window to the front elevation and full height French doors to the side elevation opening onto the raised sun terrace, also benefiting from views over surrounding rural countryside down to Mullion Cove.

SITTING ROOM / MUSIC ROOM – 18'4" x 14'4", opening into 12'6" x 12'6" max. (an irregular shaped room)

SITTING ROOM A dual aspect room with double glazed windows to the front elevation benefiting from views over surrounding countryside across to Mounts Bay and sliding French doors to the rear elevation opening onto the patio with views over the swimming pool. Engineered oak flooring, coved ceiling, zonal underfloor heating control, integrated surround sound system, wall mounted electric fire with decorative surround.

MUSIC ROOM Situated in 'The Turret' of the property with engineered oak flooring, bevelled walls, three double glazed windows to the front and side elevation benefiting from pleasant views over surrounding rural countryside across to Mounts Bay, coved ceiling.



WC Ceramic tiled flooring, low flush wc, wall mounted wash hand basin with hot and cold mixing tap, tiled splashback, vanity cupboard beneath, heated towel rail, extractor fan and obscured double glazed window to the rear elevation.

PRINCIPAL SUITE – 16'7" x 13'4" A dual aspect room with double glazed windows to the side and rear elevation overlooking the rear garden and swimming pool with coved ceiling. Extensive integrated bedroom furniture including vanity stations with integrated chest of drawers and vanity drawers, triple integrated wardrobes with shelving and hanging space, loft access and door opening into:-



EN-SUITE BATHROOM Another room of superb proportions with ceramic tiled flooring, low flush wc, wall mounted wash hand basin with hot and cold mixing tap, tiled splashback and vanity cupboards beneath. Double ended jacuzzi bath with tiled surround and shower attachment, double shower unit with two rainwater shower heads above, tiled surround and sliding glass door. Heated towel rail, extractor fan, obscured double glazed window to the rear elevation.

INTEGRATED DOUBLE GARAGE / UTILITY – 22’9” x 21’9” (an irregular shaped room – average measurements taken)

GARAGING Two up and over electric garage doors, lighting, power, RCD fuse board. Opening into:-

UTILITY AREA Situated at the rear of the garage with a range of working surfaces with integrated Neff ceramic hob and cupboards beneath and wall mounted cupboards above for additional storage, spaces for washing machine, tumble dryer and fridge freezer with Grant oil fired central heating boiler with heating and hot water control. Inset stainless steel sink with hot and cold mixing tap and side drainer. Double glazed window to the rear elevation and half glazed uPVC entrance door opening into the rear garden.

STOREROOM – 18’9” x 17’3” Accessed via the rear garden or side access path from the front of the house. A storeroom with potential for further redevelopment or repurposing. Obscured uPVC glazed entrance door to the side elevation and double obscured French doors opening into the rear garden.

SAUNA / PLANT ROOM Once again accessed via a half glazed uPVC entrance door from the rear garden opening into the plant room with Eurostar oil fired boiler and filtration systems for the salt water swimming pool, also housing a traditional Scandinavian timber sauna.

DETACHED 1 BEDROOM ANNEXE AND HOME OFFICE Accessed via its own driveway to the front of the annexe with glazed uPVC entrance door with further glazed returns opening into:-



OPEN-PLAN KITCHEN / LIVING / DINING AREA – 22'3" x 14'11" plus return of 12'10" x 7'10" Ceramic tiled flooring throughout.

KITCHEN DINING AREA A comprehensively fitted kitchen with a range of working surfaces with tiled splashbacks and matt finished cupboards beneath, integrated oven with four ring ceramic hob over. Inset 1½ bowl stainless steel sink with side drainer. Space for fridge freezer.

LIVING ROOM Two radiators, ceiling downlights and door opening into:-



BEDROOM – 18'10" x 9'2"

Radiator, full height double glazed windows to the front elevation and additional obscured double glazed windows to the side elevation allowing much natural light. Partial loft access.



SHOWER ROOM Accessed via the kitchen/dining area with tiled flooring and full height tiled walls, low flush wc, wall mounted wash hand basin with hot and cold mixing tap, tiled splashback and wall mounted vanity cupboard above. Double shower unit with shower over, tiled surround and sliding glass door, heated towel rail, extractor fan.

HOME OFFICE – 26'1" x 7'9" with partially sloping ceiling – average measurements taken to the height of 1.5m. Situated above the annexe and accessed via a glazed uPVC entrance door from the rear garden. A useful home office with radiator and cathedral style window to the front elevation benefiting from views over Carne Quarry and countryside beyond. To the rear of the home office there is an additional oil fired central heating boiler which heats water for the home office and annexe.

OUTSIDE

The gardens and grounds at Mengleth House offer many different areas to enjoy the southerly aspect to the rear of the property with a raised sun terrace accessed via the open-plan kitchen/dining/sitting area or via timber steps from the rear garden. There is a lower courtyard garden which is laid with gravelled chippings with central paved pathways for ease of maintenance with steps leading to the swimming pool complex.

The swimming pool complex is predominantly laid with paving slabs and well enclosed by the natural quarry around the outer edges. There are stainless steel balustrades with glazing with an inset heated saltwater pool. With further steps leading up to another raised patio area which houses a fishpond and hot tub which can also be accessed via the sitting room.

There are further steps from the lower courtyard area which are bordered by well planted flowerbeds with a variety of mature shrubs and trees which open into an elevated levelled lawn area which houses a summerhouse and is well enclosed by timber fencing, which also benefits from superb, panoramic views over the surrounding countryside and across to Mounts Bay.

To the front of the property there is plentiful parking/boat storage space offered across three broad driveways, two of which are laid with stone chips and are perfectly suitable for boat storage whilst there is a brick paved driveway immediately to the exterior of Mengleth House.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR12 7DP.

SERVICES Mains water, drainage and electric are connected to the property. Oil fired central heating system. Borehole water used to fill the swimming pool.

COUNCIL TAX BAND F (see www.mycounciltax.org.uk).

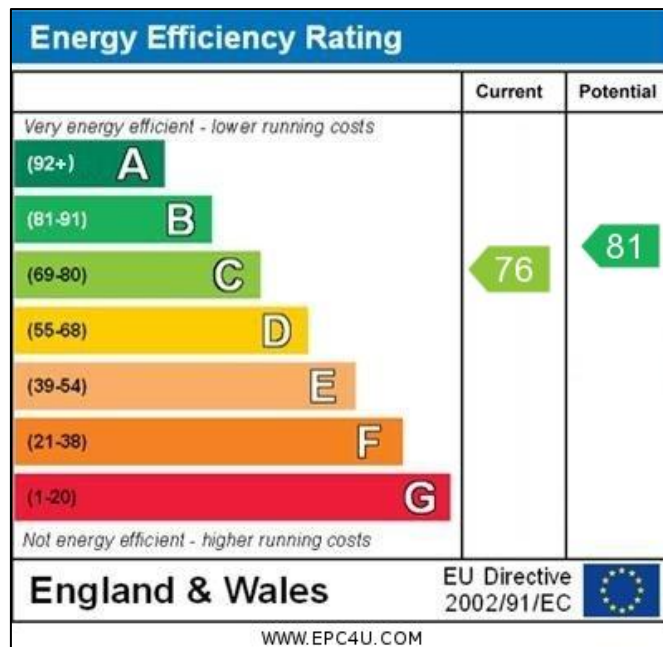
DIRECTIONS From Helston, follow the A3083 around the perimeter of Culdrose Airfield, and at the roundabout proceed towards Lizard Point. Follow the A3083 southbound and after a couple of miles, before the Lizard Point Holiday Park turn right signposted Mullion 1 mile, Mullion Cove 2¼ miles on the B3296. Proceed along Meaver Road for approximately ½ a mile, when the road bears left before entering the village of Mullion, Carne Quarry will be found on the left hand side accessed via a pair of electrically operated gates opening into the development. Mengleth House is at the head of the development on the right hand side.

AGENT’S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

Carne Quarry, Meaver Road, Mullion, Helston

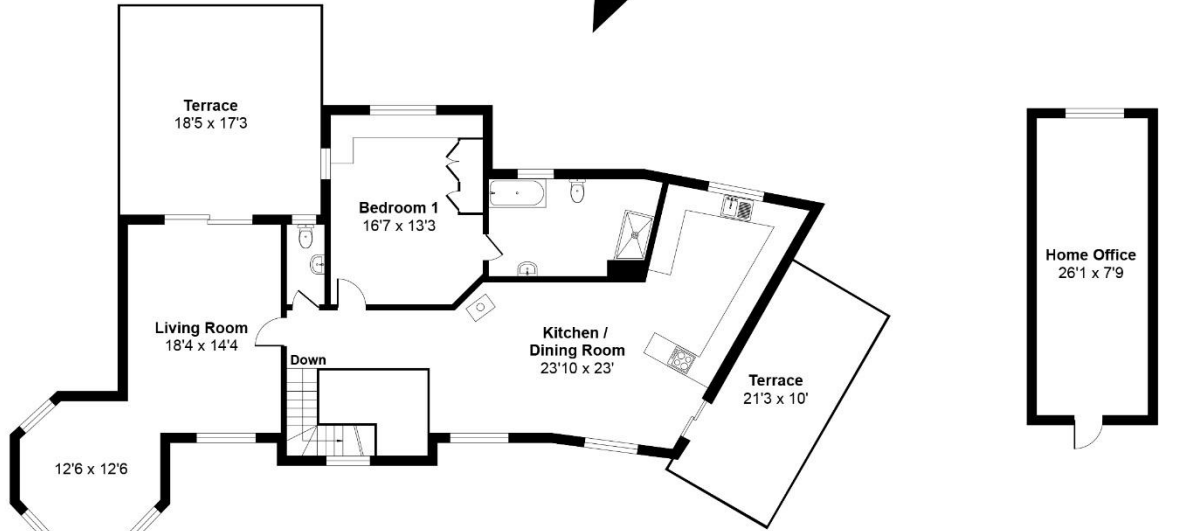
Approximate Area = 3620 sq ft / 336.3 sq m (includes garage)

Annexe = 662 sq ft / 61.5 sq m

Outbuilding = 253 sq ft / 23.5 sq m

Total = 4535 sq ft / 421.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lillcrap Chilcott. REF: 986992

