



Tremenhee







Tremenhee Lender Lane

Mullion, Helston, , TR12 7HW

Helston - 9 miles Poldhu - 1 mile Kynance Cove - 6 miles Cadgwith - 5 miles

An exceptional, beautifully proportioned village home offering flexible family accommodation with a pair of holiday cottages and extensive parkland style grounds of around 1.5 acres

- Impressive family home of around 3,800sqft
- Kitchen/breakfast room
- Two further bedrooms
- Two bedroom converted Chapel
- Mature grounds
- 4 Reception rooms
- Bedroom with dressing room & en-suite
- Additional studio accommodation
- Two bedroom cottage
- Freehold



Guide Price £1,875,000

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SITUATION

Mullion is the largest village on The Lizard Peninsula with a lively atmosphere in the summer months centred round the variety of shops, inns and restaurants. Other amenities include both a primary and secondary school, along with an excellent 18-hole golf course. Just over one mile distance is the picturesque Mullion Cove, protected from the waters of Mounts Bay by two stout sea walls. Within a short distance is Poldhu Cove whilst another popular local beach is Polurrian, favoured by surfers and approached by an attractive walk.

Much of The Lizard is designated as an Area of Outstanding Natural Beauty with the unspoilt landscape and picturesque fishing coves such as Cadgwith being within easy reach. Around nine miles distance is the market town of Helston which offers a comprehensive range of amenities including a fine array of interesting shops, a wealth of traditional inns together with schooling, leisure and recreational facilities.

THE PROPERTY

This exceptional period home stands close to the village centre and nestles amidst extensive mature gardens and grounds of around 1.5 acres. Carefully maintained and improved by recent owners, this handsome 19th century residence is both appointed and presented to the highest of standards, offering family accommodation together with a studio, two bedroom converted Wesleyan Chapel and a single storey two bedroom cottage.

Accessed over a long gravelled driveway, the main house and Corlan Cottage benefit from ample parking and lovely Cornish walled lawned gardens with Victorian style summerhouse, outhouse and compost/vegetable area. To the east of the house is the parkland style meadow with fabulous far reaching views and a small copse. The Old Chapel is independently approached and has it's own driveway leading into the garage/workshop with accommodation on the upper floor.

A rare opportunity to acquire a quality village home that offers flexible accommodation suited to multi-generational living plus further units of accommodation, currently holiday let and generating a useful secondary income.

TREMENHEE

Extending to approximately 3,800sqft, Tremenhee is a striking period home that features strong granite elevations, perfectly complemented by multi-paned sash windows. Internally the impressive accommodation has been meticulously cared for and updated with features including a Linn music system to principal rooms, heat recovery installation and a high specification throughout.

The beautifully proportioned dual aspect drawing room features a substantial inglenook granite fireplace with Clearview stove, high ceiling and tall sash windows set into panelled reveals. Further reception rooms include a cosy sitting room with Clearview stove set into marble surround, a generous dining room with fabulous views, study and sun room. Completing the ground floor is a spacious central staircase hall, cloakroom, sizeable utility room and a lovely kitchen/breakfast room with bespoke cabinetry, superior integrated appliances and granite worksurfaces.





The master bedroom suite is approached through an inner lobby with large bedroom, dressing room with an extensive range of cupboards and superb en-suite bathroom appointed with Laufen sanitaryware. The family bathroom is similarly appointed and serves a pair of double bedrooms.

The studio interlinks with the kitchen and can also be accessed externally with a living room, bedroom and shower room.

CORLAN COTTAGE

Again, an attractive character property with cosy sitting room, kitchen, two bedrooms, a shower room and separate bathroom. The cottage is currently a holiday let and benefits from its own gardens to the front and rear.

THE OLD CHAPEL

Dating from 1840, this detached former Wesleyan Chapel has a ground floor that is arranged as a spacious garage/workshop with kitchenette and wc. On the upper floor is the voluminous open plan living area with vaulted ceiling and kitchen overlooking. There are a further two bedrooms both with en-suite facilities. The property has its own walled courtyard garden with gate to the meadow. Again, the property is currently run as a successful holiday let.

SERVICES

Mains water, electricity and drainage. Oil fired central heating with partial underfloor heating in Corlan Cottage. Standard and superfast broadband available (Ofcom). Mobile network Likely to be available from O2 and Vodaphone inside and O2, Vodaphone, Three and EE outside (Ofcom)

OUTGOINGS

Tremenhee is in Council Tax Band G and Corlan Cottage in Band B. The Old Chapel has a Rateable Value of £1,950.

VIEWING

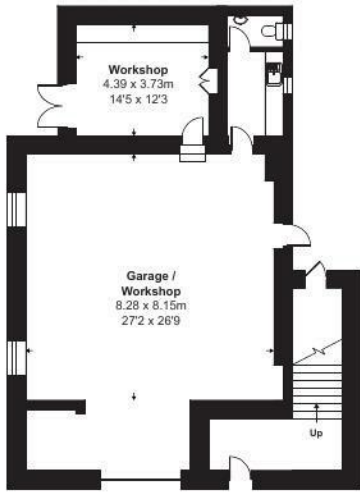
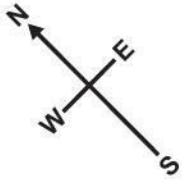
Strictly by prior appointment through Stags Truro Office 01872 264488

FIXTURES & FITTINGS

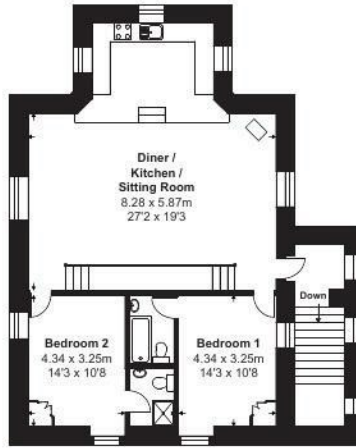
Only those mentioned in the sales particulars are included in the sale. However, the majority of furniture, contents, fixtures, fittings and equipment in The Old Chapel and Corlan Cottage will be included.

DIRECTIONS

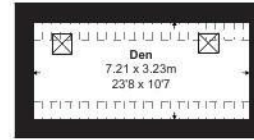
Proceed to the village and around the one way system, turning right at Aspects Holidays. At the T Junction turn right again and after a short distance, the entrance drive is on the left.



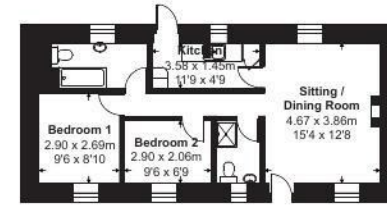
THE OLD CHAPEL
GROUND FLOOR



THE OLD CHAPEL
FIRST FLOOR



CORLAN COTTAGE FIRST FLOOR

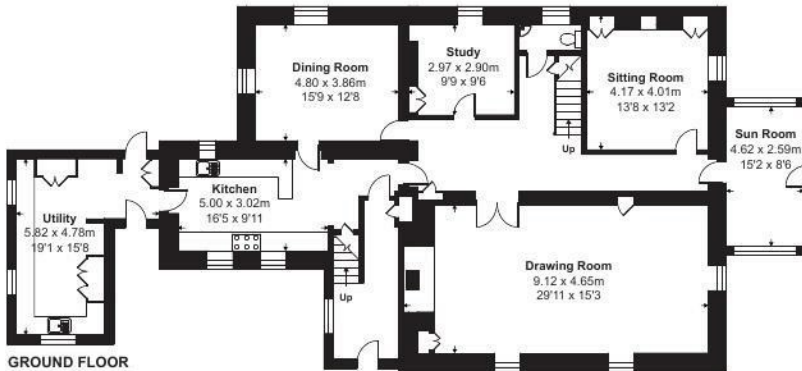


CORLAN COTTAGE GROUND FLOOR

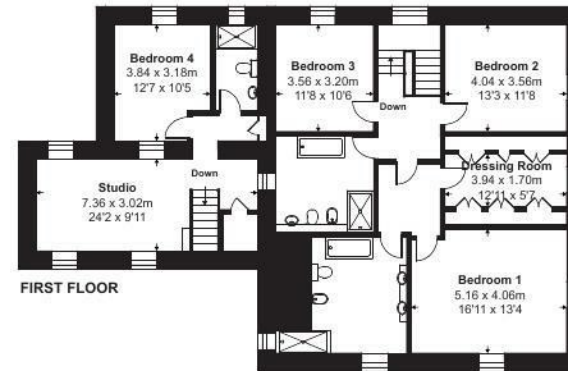
Approximate Area = 3806 sq ft / 353.6 sq m
 The Old Chapel = 1217 sq ft / 113.1 sq m
 Garage = 1192 sq ft / 110.7 sq m
 Corlan Cottage = 722 sq ft / 67.1 sq m
 Limited Use Area(s) = 94 sq ft / 8.7 sq m
 Total = 7031 sq ft / 653.2 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1081249



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



