

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a beautiful, four bedroom detached character cottage in wonderful grounds and gardens approaching three quarters of an acre in the popular coastal village of Mullion.





Being situated in the popular coastal village of Mullion down a country lane in a tucked away Sylvian setting. This charming character cottage has been run as a successful holiday let and second home for many years but would also make a lovely family home. The property is presented in good order, benefiting from many period features, whilst enjoying the refinements of modern living and is warmed by oil fired central heating and two wood burners.

Mullion itself is the largest village on The Lizard Peninsula which is home to mainland Britain's most southerly point. It has been officially designated as an area of outstanding natural beauty, from sheltered valleys to moorland with superb countryside all framed by its rugged coastline.

Mullion is a bustling village offering a good range of facilities including shops, Co-operative supermarket, well regarded primary and comprehensive schools and a nursery. The village is home to an attractive harbour, a beach at Polurrian Cove, health centre and pharmacy. The Polurrian Hotel has a leisure club with indoor swimming pool and the newly refurbished Mullion Cove Hotel also has spa facilities. Nearby is the beautiful sandy beach at Poldhu and a super 18 hole links golf course.

More extensive amenities are available in the nearby town of Helston, some six miles distant, with supermarkets and national stores.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

From the parking area a pathway leads to the door at the rear with part glazed door leading to -

#### ENTRANCE PORCH

With rattan style matting and feature radiator. With step up to

#### UTILITY AREA 3.86M X 1.82M PLUS ALCOVE (12'7" X 5'11" PLUS ALCOVE)

Housing the Grant oil fired boiler. There are a number of built-in storage cupboards and a wood worktop incorporating an Armitage Shanks ceramic sink with mixer tap. Spaces are provided for a washing machine, tumble dryer and fridge/freezer. There is tiling to the floor and a window and part glazed door leading out on to the side aspect. The ceiling is wood panelled with beams.

From the entrance porch, steps lead down to an inner hallway with tiling to the floor and large storage cupboard. Doors to -

#### CLOAKROOM

With close coupled W.C., pedestal wash handbasin, towel drying radiator and window to the side aspect.

From the inner hallway there are openings to the -

#### KITCHEN 3.85M X 2.06M (12'7" X 6'9" )

A nicely appointed room with tiling to the floor and a beamed ceiling. There is a cream fitted kitchen comprising wood worktops and attractive tiled splashbacks. A one and a half bowl sink drainer unit with mixer tap and a Rangemaster ceramic induction hob with hood over. There are a mix of base and drawer units under with wall units over. An attractive built-in dresser unit with storage under, built-in Rangemaster stainless steel electric double oven and spaces are provided for a fridge and dishwasher. There is a doorway back to the -

#### LOUNGE 4.23M X 3.62M MAX MEASUREMENTS (13'10" X 9'10".203'4" MAX MEASUREMENTS )

A room full of character with beamed ceiling and stone inglenook fireplace with wood mantel over, slate hearth housing a wood burner. There are two alcove areas beside the fireplace and a window to the front aspect overlooking the garden. Attractive wall lighting. With door to -

#### HALLWAY

With part glazed door out to the front aspect and stairs rising to the first floor. With door to -

#### DINING ROOM 5M X 3.6M (16'4" X 11'9")

Full of character and charm with beamed ceiling and an impressive inglenook fireplace made from local stone and a slate hearth with wood burner on stand. There are windows to both the side and front aspects, the latter of which enjoys a view over the garden. Attractive wall lighting.

Stairs rise to the -

#### FIRST FLOOR LANDING

With loft hatch to the roof space and attractive wood panelled doors to -

#### BEDROOM ONE 4M X 3.3M (13'1" X 10'9")

With canopied ceiling, built-in shelving, alcove, window seat arrangement to the front aspect overlooking the lovely garden.

#### BEDROOM TWO 3.84M X 2.57M (12'7" X 8'5" )

With feature built-in shelving on two of the walls and a window to the side aspect looking into the woodland.

#### BEDROOM THREE 2.9M X 2.5M (9'6" X 8'2" )

With a window to the front aspect overlooking the garden with two alcove areas which would seem ideal for a wardrobe and chest of drawers as it is currently utilised.

#### BEDROOM FOUR 3.26M X 2.37M (10'8" X 7'9")

With a window to the side aspect.

#### BATHROOM

Being nicely appointed with a freestanding bath with mixer shower arrangement, generous glazed and tiled walk-in shower cubicle with drencher head and extractor. Wall mounted wash handbasin with mixer tap and touch control lit mirror above, close coupled W.C. Attractive tiling to both the floor and part of the wall. Chrome ladder style drying radiator and a window to the rear aspect.

## OUTSIDE

The grounds and gardens of this property are an absolute delight with a mature formal garden offering excellent degrees of privacy and an enchanting area of woodland with a path meandering through it backing on to open countryside. There is parking and a garage.

## AGENTS NOTE

The property has a right of way over the lane with a contribution to any necessary maintenance costs.

## SERVICES

Mains electricity, water and private drainage. Oil fired central heating.

## DIRECTIONS

Proceed through Mullion village following the signs for Mullion Cove. Just before the cricket club on the left hand side, proceed left down Garro Lane. After a short distance you will see a turning area. Take the lane to the left and Parc Venton Sah will be found on your right hand side.

## VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

## COUNCIL TAX

Council Tax Band E.

## ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

## PROOF OF FINANCE - PURCHASERS

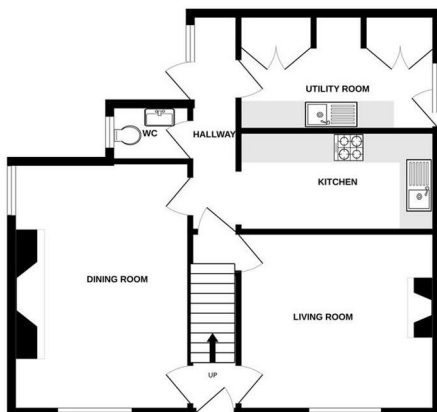
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

## DATE DETAILS PREPARED

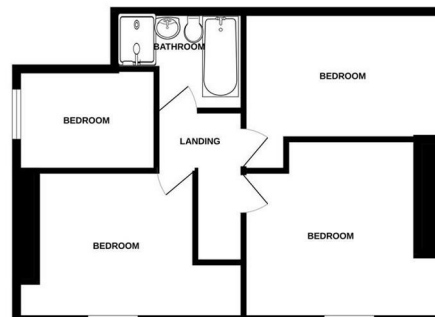
6th November, 2023.

# PARC VENTON SAH GARRO LANE, MULLION, TR12 7ED PRICE GUIDE £525,000

GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq.ft. (107.9 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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OFFICES AT  
**Helston** 5 Wendron Street, Helston TR13 8PT  
 E: [property@christophers.uk.com](mailto:property@christophers.uk.com) - T: 01326 565566

**Porthleven** Fore Street, Porthleven TR13 9HJ  
 E: [porthleven@christophers.uk.com](mailto:porthleven@christophers.uk.com) - T: 01326 573737

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
			<b>78</b>
		<b>35</b>	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Web: [www.christophers.uk.com](http://www.christophers.uk.com)  
 Email: [property@christophers.uk.com](mailto:property@christophers.uk.com)