

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase an end of terrace, character cottage situated down a quiet country lane on the fringes of the popular coastal village of Mullion.



This charming cottage although in need of some updating to realise its full potential, offers the basis of a nice family home in this lovely rural setting, it benefits from oil fired central heating and double glazing.

The accommodation in brief provides on the ground floor, a lounge, snug, kitchen/diner, shower room. Whilst on the first floor there are two bedrooms and a family bathroom. To the front of the property there is parking, garden and at the rear being a real feature of the property, is a garden of generous proportions.

Mullion itself is the largest village on The Lizard Peninsula which is home to Britains's most southerly point. It is officially designated as an area of outstanding natural beauty, from sheltered valleys to moorland with superb countryside and 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)

Part glazed door to -

LOUNGE 3.67M X 3.29M (12'0" X 10'9")

With window to the front aspect, beamed ceilings and a fireplace set on a tiled hearth and surround (not known if in working order), understairs storage cupboard. With door to -

SNUG 4.57M X 2.80M (14'11" X 9'2")

With windows to both the front and rear aspect. Fireplace set on a stone hearth and surround (not known if in working order), two shelved alcoves.

From the lounge a glazed door leads back to -

INNER HALLWAY

With stairs rising to the first floor and door to a shelved pantry style cupboard.

SHOWER ROOM

With glazed tiled walk-in shower cubicle with Myra electric shower over, close coupled W.C. and window to the side aspect.

KITCHEN/DINER 5.42M X 4M (MAX MEASUREMENTS) (17'9" X 13'1" (MAX MEASUREMENTS))

With fitted kitchen comprising stone effect worktops with a number of base and drawer units under, wall units over, spaces provided for a washing machine, fridge/freezer and cooker. With windows to both the side aspects. With door to -

REAR PORCH

With coat hanging space.

From the inner hallway, stairs rise to -

FIRST FLOOR LANDING

With a window to the rear aspect overlooking the garden and doors to -

BEDROOM ONE 3.55M X 2.84M (11'7" X 9'3")

With a number of built-in wardrobes, window to the front aspect.

BEDROOM TWO 4.54M X 2.59M NARROWING TO 1.94M (14'10" X 8'5" NARROWING TO 6'4")

With wooden floors, beam effect ceiling and window to the front aspect.

BATHROOM

Comprising suite with panelled bath, W.C., wash handbasin with tiled splashback and a number of cupboards with slatted shelving.

OUTSIDE

There is a garden to the front of the property and driveway to the side with parking for at least two vehicles. Leading to -

REAR GARDEN

A real feature of this property and of generous proportions. Nicely enclosed by hedging and is planted with trees and shrubs. At the rear of the property there is a hard landscaped seating area and the oil fired boiler is housed outside at the rear.

AGENTS NOTE

We are advised that part of the rear garden is currently being sold to a neighbour and is delineated by a string fence on the ground.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage.

DIRECTIONS

On entering the village of Mullion turn right into Trewoon Road, proceed down the hill and take the lane on the left by a property called Park Bean, after a short distance you will find the property on the right hand side.

what3words - dare.perch.handsets

VIEWING

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

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

COUNCIL TAX

Council Tax Band C.

ANTI-MONEY LAUNDERING

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

PROOF OF FINANCE - PURCHASERS

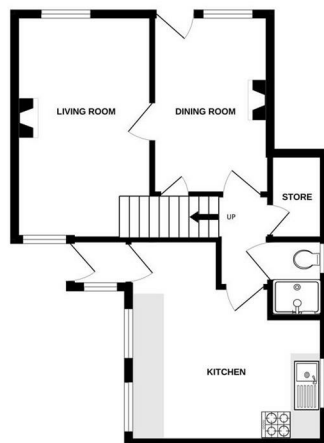
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

11th June, 2024.

ELM COTTAGE TREWOON ROAD, MULLION, CORNWALL, TR12 7DS PRICE GUIDE £325,000

GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.2 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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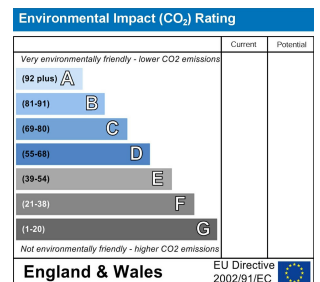
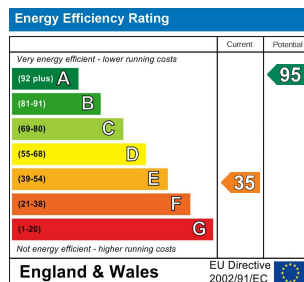


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