

CHRISTOPHERS

ESTATE AGENTS



Set in the desirable coastal village of Mullion, a spacious detached four bedroom bungalow with an en-suite in a well regarded location having the benefit of a portion of the field at the rear.



Although in need of some updating to realise its full potential the property offers the basis of a lovely home in a super position with grounds and gardens at the rear that enjoy a view to the sea.

The property is warmed by electric heating and is double glazed.

The accommodation in brief comprises an entrance porch, spacious hallway, lounge/diner with sliding doors that lead out onto the garden and enjoys the rural and sea views, fitted kitchen, cloakroom and a family bathroom. There are four generous bedrooms, the master of which has an ensuite shower room.

To the outside there is a driveway with parking that leads to the garage whilst to the rear and a real feature of the property is a lovely garden with a portion of the field beyond which is in ownership of the property with a view to the sea in the distance.

Mullion itself is the largest village on The Lizard Peninsula which is home to Britain'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 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)

GLAZED DOOR TO

ENTRANCE PORCH

With stone flooring and glazed door to

ENTRANCE HALLWAY

With storage cupboard and further cupboard which houses the immersion heater. With doors to

LOUNGE/DINER

Being "L" shaped.

LOUNGE AREA 6.33M X 3.13M (20'9" X 10'3")

A lovely airy space with stone fireplace with wood mantel over (not known if working). Glazed sliding patio doors with glazed side panels which enjoy a lovely view over the garden, the field and the sea in the distance.

DINING AREA 3.71M X 2.79M (12'2" X 9'1")

With window to the front aspect and door back to the

KITCHEN 3.4M X 3.06M (11'1" X 10'0")

Comprising fitted kitchen with worktops that incorporate a stainless steel sink drainer and ceramic hob with hood over. There are a mixture of base and drawer units under with wall cupboards over, built in double oven, breakfast bar arrangements and window to the front aspect. There are service doors both back to the dining room and into the hallway.

MASTER BEDROOM 3.6M X 3.19M (11'9" X 10'5")

With a window to the front aspect overlooking the garden, field and the sea in the distance. Built in wardrobe, built in drawer units with vanity area and door to

ENSUITE SHOWER ROOM

With walk in shower cubicle with electric shower over and easy clean splashback, pedestal wash hand basin, close coupled w.c., electric towel rail, electric downflow heater, extractor, shaver socket, mirror and light.

BEDROOM TWO 4.18M X 2.55M (13'8" X 8'4")

With a window to the rear aspect overlooking the garden and enjoying the views.

BEDROOM THREE 3.49M X 3.1M (11'5" X 10'2")

With two built in wardrobes and window to the front aspect.

BEDROOM FOUR 4.18M X 3.55M (13'8" X 11'7")

With a window to the front aspect.

BATHROOM

With suite that comprises a paneled bath with electric shower and tiled splashback, wash hand basin with vanity unit over, shaver socket, close coupled w.c., electric towel rail, electric downflow heater, obscured window to the side aspect and tiling to the walls.

OUTSIDE

To the front of the property there is a driveway with parking for at least two vehicles that leads to the attached -

GARAGE 5.36M X 2.84M (17'7" X 9'3")

With up and over door, power, light, eaves storage, mains consumer unit and window and service door to the rear.

REAR GARDEN

Being a real feature of this property with fences and Cornish stone walls at its border and planted with a variety of mature plants and shrubs. There is a lawn, patio seating area all of which enjoys a wonderful view out over the field onwards to open countryside with the sea in the distance. A perfect spot to watch the ships go by on the horizon. There is a gate that leads out onto the field and a useful shed.

AGENTS NOTE ONE

The preferred side of Park Enskellaw has the field which runs adjacent to the five bungalows with each property being in ownership of the strip of land which runs in front of it. There is a restrictive covenant on the land to protect properties' privacy and view which states that no building is permitted and no planting of over three feet in height. Further details are available from the agent.

AGENTS NOTE TWO

We are advised the property is of a timber frame construction.

SERVICES

Mains electricity, water and drainage.

VIEWING

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

DIRECTIONS

From Helston, take the A3083 signposted to The Lizard, passing RNAS Culdrose on your left hand side. At the roundabout go straight on for The Lizard. Take the next right hand turning, marked Poldhu Cove, passing through the village of Cury, through Poldhu Cove and up the hill, entering the village of Mullion. Proceed along The Commons, turn right into Laffouder Lane, take the first right. Proceed up the hill and through the estate where you will reach the Park Enskellaw Cul-De-Sac., The property will be found on the left hand side.

COUNCIL TAX BAND

Band E

MOBILE AND BROADBAND COVERAGE

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/>

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

PROOF OF FUNDS - PURCHASERS

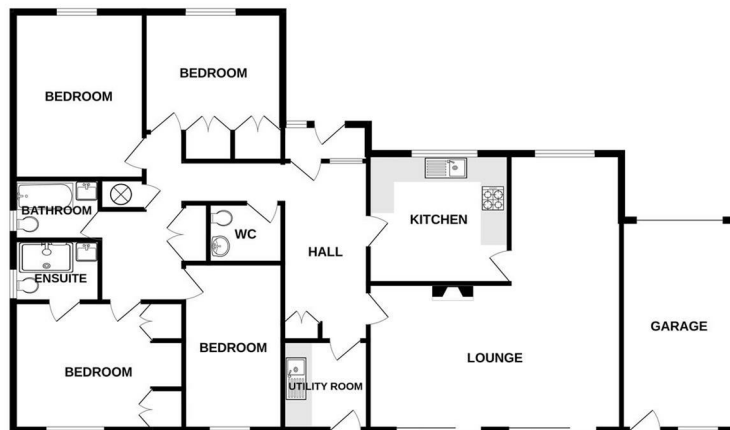
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

11th July 2024

TREBANT, 11 PARK ENSKELLAW, MULLION, TR12 7JG PRICE GUIDE £500,000

GROUND FLOOR
1564 sq.ft. (145.3 sq.m.) approx.



TOTAL FLOOR AREA: 1564 sq.ft. (145.3 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 operation or efficiency can be given.
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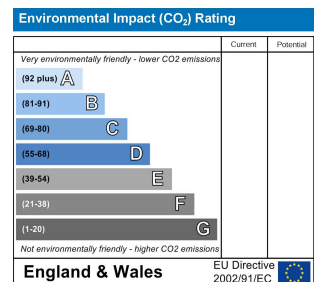
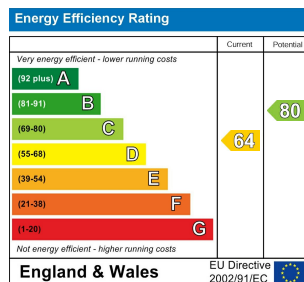


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