

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a beautifully presented, two bedroom character cottage in the popular coastal village of Mullion.



Situated in a tucked away position right in the heart of this bustling village this property is impeccably presented, to provide a wonderful character cottage, retaining many period features whilst providing refinements of modern living with a lovely contemporary feel. The property benefits from double glazing and modern thermostatically controlled electrical heating.

The accommodation provides, on the ground floor, an open plan living/kitchen area with a lovely feature fireplace with wood burner and grey shaker style fitted kitchen. On the first floor there are two double bedrooms and a beautifully appointed shower room. To the outside the garden is hard landscaped with ease of maintenance in mind.

Mullion is the largest village on the Lizard Peninsula which is designated as "an area of outstanding natural beauty." It is peppered with quaint fishing coves, beautiful beaches, a rugged coastline and is home to the renowned sailing waters of the Helford River.

Mullion offers a good range of facilities including shops to cater for everyday needs, 18 hole links golf course, primary and secondary schools. It has a health centre and pharmacy. There is an attractive harbour and two beaches. The Polurrian Hotel has a leisure club with an indoor swimming pool whilst Mullion Cove Hotel has a spa.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Approached over a natural stone threshold with an attractive part glazed composite door to

OPEN PLAN LIVING SPACE 6.5M X 4.35 (MAX MEASUREMENTS) (21'3" X 14'3" (MAX MEASUREMENTS))

Full of character with beamed ceiling and wooden flooring. It has recently fitted double glazed sash style windows to the front and rear aspects with internal period shutters. At the lounge end is a red brick fireplace with granite lintel over with wood burner set on a slate hearth, two period alcoves with shelves and storage areas under. The kitchen is a grey shaker style kitchen comprising butcher's block effect worktops that incorporate a one and a half bowl sink drainer with swan neck mixer tap, ceramic hob with hood over, built-in oven, dishwasher, washing machine and refrigerator. There are a mixture of cupboards and drawers under with wall cupboards over and feature shelving. There is a generous understairs storage cupboard and the room is lit by a series of down lighters.

A turning staircase rises to the first floor landing.

LANDING

With a window to the rear aspect with shutter, at the half landing. Doors to

BEDROOM ONE 4.4M X 3M (14'5" X 9'10")

Having a window to the front and rear aspects with internal shutters. Storage cupboard housing the built-in immersion, three wall lights. Built-in wardrobe with internal light. Wood flooring.

BEDROOM TWO 2.7M X 2.7M (8'10" X 8'10")

With window to the front aspect with internal shutter, built-in wardrobe and wood flooring. Three wall lights.

SHOWER ROOM 2.9M X 1.7M (9'6" X 5'6")

With a stylish white suite comprising a large walk in tiled shower with glass screen and thermostatic shower, a sink unit set into a vanity unit with storage under and light over and a close coupled w.c., There is a period towel drying radiator, recessed spotlights, a window to the rear aspect with an internal shutter and wood flooring.

OUTSIDE

To the front of the property there is a smart, contemporary, hard landscaped garden with ease of maintenance in mind. Log store and outside tap.

SERVICES

Mains electricity, water and drainage.

DIRECTIONS

On entering the village through the one way system turn right down a lane, just after the pharmacy where St Michael's is the first property on the left hand side and is identifiable by our For Sale board.

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 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/>

COUNCIL TAX BAND

To be confirmed.

ANTI MONEY LAUNDERING REGULATIONS

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

18th July 2024

ST MICHAEL'S COTTAGE CHURCHTOWN, MULLION, CORNWALL, TR12 7BT PRICE GUIDE £295,000

IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



OFFICES AT
Helston 5 Wendron Street, Helston TR13 8PT
 E: property@christophers.uk.com - T: 01326 565566

Porthleven Fore Street, Porthleven TR13 9HJ
 E: porthleven@christophers.uk.com - T: 01326 573737

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Web: www.christophers.uk.com
 Email: property@christophers.uk.com