



## Hazel Cottage, Nansmellyon Road, Mullion, TR12 7DQ

£325,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS



# Hazel Cottage, Nansmellyon Road

- NESTLED IN THE HEART OF THIS CHARMING COASTAL CORNISH VILLAGE
- BOTH DOUBLE BEDROOMS OFFER COMFORT AND STYLE
- CLOAKROOM AND UTILITY ROOM
- FANTASTIC BLEND OF MODERN COMFORT IN THE HEART OF THE VILLAGE
- STYLISH AND CONTEMPORARY PROPERTY
- PRIVATE, LOW-MAINTENANCE GARDEN
- FREEHOLD
- COUNCIL TAX B
- EPC B-85

Nestled in the heart of this charming coastal Cornish village, this gorgeous two-bedroom semi-detached new build is part of an exclusive development of just three homes. Thoughtfully designed with modern living in mind, this stylish and contemporary property offers light-filled and spacious accommodation throughout.

The open-plan living area is a true highlight, providing the perfect space for both everyday living and entertaining. Upstairs, both double bedrooms offer comfort and style, with the master bedroom standing out as particularly impressive and generously sized.

A luxurious bathroom featuring a separate shower, along with practical additions such as a cloakroom and utility room, enhance the ease of living in this beautiful home. Outside, the private, low-maintenance garden creates an inviting outdoor retreat, while off-street parking adds convenience.

Offering a fantastic blend of modern living in the heart of the village, this wonderful home is an opportunity not to be missed.











#### LOCATION

Mullion is the largest village on the Lizard and has an excellent range of day to day facilities to include shops, inns, cafes and restaurants, craft shops and art galleries. There is a popular golf course close to the village and also a hotels with swimming pool and gym facilities available. Mullion is also renowned for it's high quality schooling with a popular primary school and exceptionally regarded Secondary School. In the centre of the village stands the mainly 13th century church of St Mellanus, renowned for its richly-carved oak bench-ends depicting biblical scenes, including that of Jonah and the Whale.

Dramatic Mullion Cove is owned by the National Trust and has a pretty working harbour, protected from the winter gales by stout sea walls. The harbour was completed in 1895, when pilchard fishing was the main local industry and is still used by local fisherman. The old pilchard cellar and net store can still be seen. Another unofficial local industry was smuggling! There are a plethora of coastal walks accessible via the south west coastal path with stunning views to be enjoyed. Nearby Poldhu Cove is the perfect family beach, backed by sand dunes with a large car park nearby and a super café. Historic Church Cove can be walked to across the cliffs from Poldhu. Nearer to the village is Pollurian Cove which can be accessed via a footpath on an attractive clifftop walk, this is another fantastic family beach also popular with surfers.

**THE ACCOMMODATION COMPRISES (dimensions approx)**

**COMPOSITE DECORATIVE GLAZED DOOR TO;**

#### HALLWAY

With LVT Oak flooring, underfloor heating and turning staircase to first floor. With open understairs storage area and doors to various rooms.

#### OPEN PLAN LIVING SPACE 25'7" x 12'7" (7.80m x 3.84m)

A fabulous dual aspect open plan area. This is a great social space and perfect for those who love to entertain, with LVT Oak flooring and underfloor heating.



## KITCHEN AREA

Fitted with driftwood blue with Artemis Ice stone worktops over. There is a comprehensive range of storage, including deep pan drawers and a stainless steel one and half bowl sink with mixer tap and inset drainer. New appliances to include an eye level oven and grill, five zone induction hob, full size dishwasher and fridge/freezer. Window to front and double patio doors to rear garden.

## CLOAKROOM 5'7" x 3'2" (1.70m x 0.97m)

With LVT Oak flooring and underfloor heating, concealed cistern, low level w.c., contemporary style wash hand basin with mixer tap.

## UTILITY ROOM 6'8" (max) x 8'5" (2.03m (max) x 2.57m)

A useful room with space and plumbing for washing machine and space and point for condenser tumble drier with work surface over. External door to rear and plant cupboard.

## FIRST FLOOR LANDING

With doors to various rooms including;

## BEDROOM ONE 16'7" x 13'2" (maximum measurements) (5.05m x 4.01m (maximum measurements))

A fabulous master bedroom with high ceilings, exposed beams and lovely feeling of space and calm. Eaves storage cupboard with automatic light and radiator. With restricted head height in places.

## BEDROOM TWO 12'4" x 10' (3.76m x 3.05m)

With Velux style window, radiator and two eaves storage cupboard with automatic light.

## BATHROOM 8'8" x 7' (2.64m x 2.13m)

A stylish and contemporary bathroom featuring a bath with mixer tap, separate walk in shower enclosure being tiled and housing a chrome effect shower with drencher head and hand held wand. Wash hand basin in vanity unit with useful drawer storage below. Low level w.c., chrome effect ladder style radiator and wall mounted lit mirror. Obscured window to rear.

## OUTSIDE

To the front of the property is a block paved area offering off road parking for two vehicles. The gardens lie to the rear of the property, step out from either the living space or utility room and find yourself in a lovely attractive, yet low maintenance garden, that is fully enclosed and utterly private. With pedestrian access gate to side.







#### **SERVICES**

Mains electricity, water and drainage. Air source heating. Zoned underfloor heating to the ground floor and radiators to the first floor. Full fibre broadband connection.

#### **DIRECTIONS**

On entering the village, pass the comprehensive school on your left and follow the one way system through the village, bearing left at the junction. Follow the road around and you will see the property identified by a Christophers For Sale Board.

#### **VIEWING**

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

#### **COUNCIL TAX**

Council Tax Band B

#### **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/>

#### **ANTI-MONEY LAUNDERING**

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

#### **PROOF OF FINANCE - PURCHASERS**

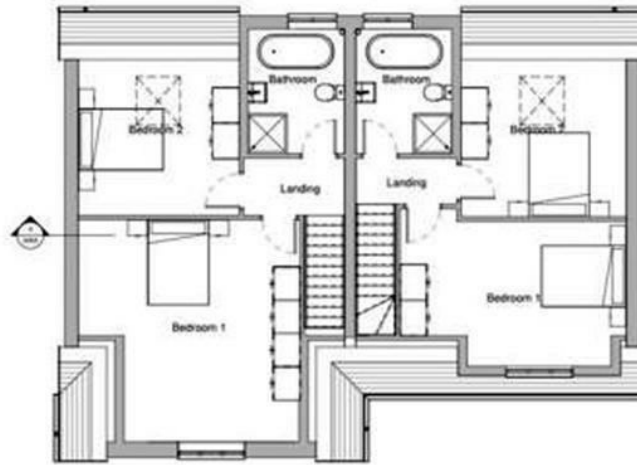
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED.**

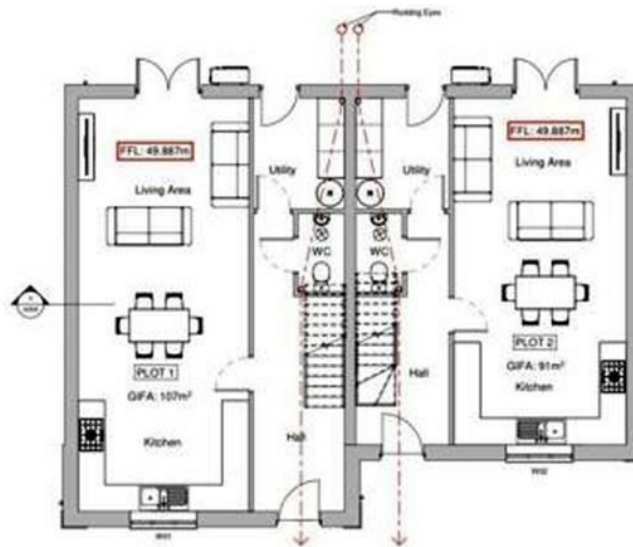
18th February 2025







2 First Floor Plan  
1:50



1 Ground Floor  
1:50

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>	86	
(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>England &amp; Wales</b>	EU Directive 2002/91/EC	





## Christophers Estate Agents

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