



**Parc Wollas Laflouder Lane, Mullion, TR12 7HT**

**£650,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# Parc Wollas Laflouder Lane

- EXCITING OPPORTUNITY TO CREATE A DREAM HOME
- FIVE BEDROOM PROPERTY SET ON GENEROUS PLOT AND SURROUNDED BY MATURE GARDENS
- IN NEED OF RENOVATION WORKS THROUGHOUT INCLUDING SOME PLASTERING AND RE-RENDERING
- THREE RECEPTION ROOMS
- SITTING ROOM, ELEGANT FORMAL DINING ROOM AND A BREAKFAST ROOM
- CONVENIENTLY CLOSE TO THE HEART OF THE VILLAGE
- PERFECT FOR BUYERS WHO LOVE THE SEA AND THE OUTDOORS
- FREEHOLD
- COUNCIL TAX F
- EPC F-37





We are advised by our clients that this handsome Edwardian home was built by a ship's captain, thoughtfully positioned so he could use it as a marker from the sea upon his return home. Set within its own generous plot and surrounded by mature gardens, this imposing home offers a rare opportunity to restore a truly special residence.

Arranged over three floors, the accommodation is exceptionally spacious, featuring five well-proportioned bedrooms, two bathrooms, and three reception rooms, including a spacious dual aspect sitting room, elegant formal dining room and a breakfast room. Additional amenities include a double garage, a utility room, and a garden store/workshop, providing plenty of scope for modernisation and reconfiguration to suit contemporary living.

Now in need of restoration throughout, the house presents an exciting opportunity to create a stunning coastal retreat tailored to your personal taste. Despite its peaceful and private setting, it remains conveniently close to the heart of the village, where a range of amenities, including shops, primary and secondary schooling, and local services, are within easy reach.

A unique chance to create an exceptional home in a sought-after coastal location, blending privacy, history, and fabulous views. Perfect for buyers who love the sea and the outdoors and wish to put their own stamp on their home.

#### **TIMBER DOOR TO:**

#### **ENTRANCE VESTIBULE**

With door to understairs storage cupboard and panel glazed door to;







#### **HALLWAY**

Radiator, doors to various and turning staircase to first floor.

**SITTING ROOM 18'6" (max measurements into the bay window) x 18' (5.64m (max measurements into the bay window) x 5.5)**

A dual aspect room with two radiators and open fireplace in decorative surround. Bay window to side offering coastal and village views and window to front, looking out to Polurrian Cove.

**DINING ROOM 15'3" x 11' (4.65m x 3.35m)**

A spacious dining room, perfect for formal entertaining. Radiator and bay window to front, offering a sea view.

**STUDY 7'3" x 6'6" (2.21m x 1.98m)**

A useful space with radiator and window to rear.

**PANTRY/STORE 5'2" x 3'2" (1.57m x 0.97m)**

A useful storage space with window to rear.

**BREAKFAST ROOM 11'1" x 11' (3.38m x 3.35m)**

With radiator, window to side and opening to;

**KITCHEN 11'7" x 8'9" (3.53m x 2.67m)**

Fitted with a range of base and wall units with one and half bowl stainless steel sink and drainer with mixer tap. Fitted Neff electric oven, with hob over. Space and plumbing for dishwasher, window to side and cupboard housing Worcester Danesmoor 20/25 oil fired boiler. Glazed door to;

#### **REAR LOBBY**

A useful storage area for coats and shoes with external door to side and doors to utility and cloakroom.



**CLOAKROOM 4'8" x 4'8" (1.42m x 1.42m)**

With a high level w.c., wall mounted wash hand basin, radiator and obscured window to side.

**UTILITY ROOM 11'7" x 5'7" (3.53m x 1.70m)**

With a range of base units with stainless steel sink and drainer. Space and plumbing for washing machine, radiator, window to rear and door to;

**WORKSHOP 10'2 x 9'9" (3.10m x 2.97m )**

A useful area utilised as a garden store and workshop with windows and external door to garden.

**FIRST FLOOR LANDING**

An attractive landing with windows to front offering fantastic coastal views and stairs continuing up to the second floor. Large airing cupboard, radiator and doors to various rooms.

**BEDROOM 18' (max) by 12'5" (max) (5.49m (max) by 3.78m (max))**

A wonderful light and spacious dual aspect room with three windows to the side aspect, overlooking the village. A full height window to front offering glorious views across the countryside to the sea. With built-in storage, pedestal wash hand basin with tiled surround.

**BEDROOM 14'9" (max) x 11'11" (4.50m (max) x 3.63m")**

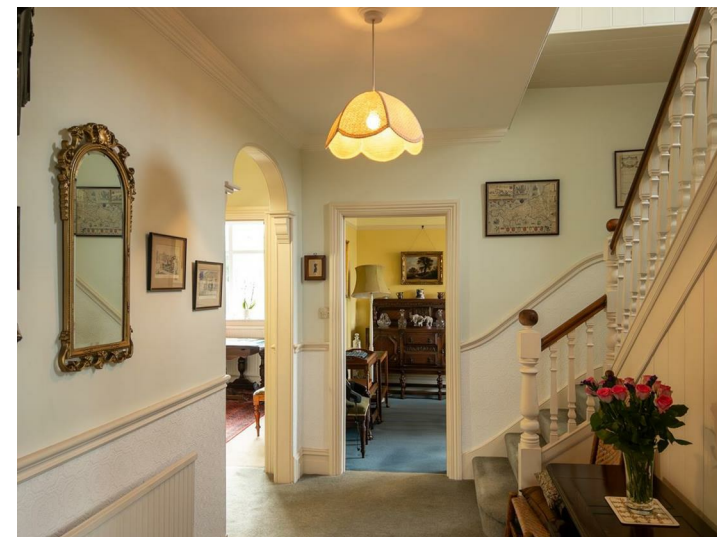
With window to front offering coastal views, radiator and built-in storage.

**BEDROOM 12'2 x 11'1" (3.71m x 3.38m)**

With window to side, radiator, built-in storage and pedestal wash hand basin with tiled splash back.

**BATHROOM 7'4" x 6'6" (2.24m x 1.98m)**

With coloured suite comprising of a bath and pedestal wash hand basin, radiator and obscured window to rear.







**SEPARATE W.C. 5'2" x 3'3" (1.57m x 0.99m)**

With coloured w.c., radiator and window to side.

#### **SECOND FLOOR LANDING**

With window to front offering fantastic views and doors to various rooms.

**BEDROOM 14'1" x 12'3" (max measurements) (4.29m x 3.73m (max measurements))**

With slight restricted head height at the edges of the room. Built-in storage, radiator and window to side.

**BEDROOM 12' maximum x 10'4" minimum (3.66m maximum x 3.15m minimum)**

With slight restricted head height in places. Radiator, window to side, access to eaves storage and built-in storage.

**BATHROOM 11'4" x 5'7" (maximum measurements) (3.45m x 1.70m (maximum measurements))**

Restricted head height in places. With coloured suite comprising of a bath, with tiled surround, pedestal wash hand basin and white low level w.c. Radiator, Velux and built-in storage.

#### **OUTSIDE**

A gated driveway offers access to the property and leads to the parking area and the double garage.

**DOUBLE GARAGE 16'1" x 15'9" (4.90m x 4.80m)**

With two up and over doors to front, windows to side and rear and pedestrian access door to side. power and light. The garage is of sectional construction with a corrugated roof.





### GARDENS

To the front of the property is a terrace with a covered area, taking full advantage of the views and offering the perfect spot for al fresco dining. Steps lead down from the terrace to the front garden which is an expanse of lawn with established shrubs, including a lovely Camelia. The garden continues to flow around the side and rear of the property where there is access to a further area, the 'secret garden'. Currently uncultivated, but a secluded and sheltered haven, surrounded by established shrubs and hedging. To the other side of the property is a further gated garden area, currently uncultivated, but traditionally utilised as the produce garden. There is also a glasshouse to the side of the property.

### DIRECTIONS

From Helston take the main A3083 towards The Lizard. Proceed passing Culdrose on your left hand side and take the first turning on the right signposted Mullion Golf Club/Poldhu. Follow the road to Mullion passing the golf course, through Poldhu Cove and up the hill. Continue to follow the road until seeing the turning for Laflouder Lane on your right hand side. Proceed a short way down the lane and you will see the gated driveway for the property on your left identified by a Christophers For Sale Board.

### SERVICES

Mains electricity, water and drainage and oil fired central heating.

### 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 F

## 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





# Laflouder Lane, Mullion, Helston

Approximate Area = 2460 sq ft / 228.5 sq m  
 Limited Use Area(s) = 57 sq ft / 5.3 sq m  
 Garage = 256 sq ft / 23.8 sq m  
 Shed = 79 sq ft / 7.3 sq m  
 Total = 2852 sq ft / 265 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024.



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>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.





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