



Namkha 7 Meres Valley, Mullion, TR12 7HX

£299,950 Freehold

CHRISTOPHERS
ESTATE AGENTS

Namkha 7 Meres Valley

- QUIET SOUGHT AFTER LOCATION
- TWO BEDROOM DETACHED BUNGALOW
- OPEN PLAN LIVING SPACE
- CONSERVATORY
- MATURE, WELL STOCKED GARDENS
- GARAGE/STUDIO & PARKING
- COUNCIL TAX BAND C
- EPC – C76
- FREEHOLD

Favourably located in a quiet, sought after, cul-de-sac, moments from the Meres Valley and Polurrian Cove, is this appealing and individual two bedroom detached bungalow.

Discretely positioned, 'Namkha' enjoys good degrees of privacy and shelter, courtesy of the mature and well stocked gardens that cradle the residence. Thoughtfully conceived so as to take full advantage of the southerly aspect, the property is light and welcoming and enjoys a delightful outlook across the valley towards the ever popular village of Mullion in one direction and towards the ocean in the other.

The tastefully presented open plan living space forms the centre piece of the property, with a wood burning stove and exposed flue being a real feature of the room, perfect for those cosy nights in. A cleverly designed bespoke shelving unit acts as a natural divide, as does the striking breakfast bar and kitchen island. The cottage style kitchen is enhanced by the bespoke skylight overhead, whilst the adjacent utility area is a very practical and useful space.

Both bedrooms lead ultimately into the gardens with the master bedroom having an opening into the triple aspect conservatory – a perfect vantage point and place in which to relax. Alternatively the conservatory could be utilised as a study or home office space to suit. The second bedroom has a French door which opens out onto a sheltered patio with a covered pergola.

There is off road parking in front of the garage, which is currently divided so as to provide storage and a separate studio area which could be returned to its' former use if so desired.

The residence enjoys the benefit of air source heating, solar panels, is largely double glazed and has an LPG gas bottle for the gas hob.

The accommodation, in brief, comprises an entrance and utility area, an open plan kitchen, lounge and dining room, a conservatory, two bedrooms and a bathroom.







Mullion is the largest village on the Lizard Peninsula which has been designated as "an area of outstanding natural beauty". From sheltered valleys to moor land the district boasts some superb countryside and rugged coastline. The Lizard is also peppered with quaint fishing coves, beautiful beaches, along with the majestic beauty and renowned sailing waters of the Helford River being within easy reach.

Mullion offers a good range of facilities, including shops to cater for everyday needs, 18 hole links golf course, Catholic, Anglican and Methodist churches, a health centre and pharmacy. It boasts an attractive harbour and two beaches and sits on the bus route. Schooling includes comprehensive and primary along with the village nursery.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Steps and pathway to stable door.

STABLE DOOR

Opening into

ENTRANCE & UTILITY AREA 13'6 x 5'7 (4.11m x 1.70m)

An extremely useful and practical triple aspect room with twin skylights and an array of windows ensuring a light and airy feel. There is a working top surface with spaces under for a washing machine and tumble dryer, coir style carpet to the floor, wall mounted up-lighters, a stable door to the rear and a door to

OPEN PLAN KITCHEN/DINING ROOM/LOUNGE 19'6" x 14'0" (narrowing to 10'0) (5.94m x 4.27m (narrowing to 3.05m))

A light and bright open plan living space full of charm and character.

KITCHEN AREA

A cottage style kitchen with distinctive terracotta tiled working top surfaces with matching splash backs, incorporating a one and a half bowl sink with drainer and mixer tap over, cupboards under and wall units over. These are complemented by a kitchen island with matching terracotta tiled worktop with a Hotpoint four ring gas burner and cupboards and drawers under. There is an integrated electric oven whilst space is provided for a fridge. There is a breakfast bar arrangement, large Velux skylight, recessed spotlighting, wood laminate flooring, a window to the rear aspect and a cupboard containing the hot water cylinder.

LOUNGE/DINING AREA

The focal point of the room is a wood burning stove with exposed chimney flue, set atop a slate hearth. A bespoke display unit with shelves and storage acts as a natural divide, whilst there is a coir style carpet to the floor and a large picture window with a far reaching outlook across the Meres Valley to the village beyond.

INNER HALLWAY

With loft hatch to roof space, contemporary wall mounted radiator, built-in storage cupboard and doors to bathroom and both bedrooms

BATHROOM

With bathroom suite comprising a close coupled w.c, pedestal wash hand basin, panelled bath with tiled surround and thermostatic shower over, terracotta tiling to the floor, ladder style heated towel rail and a window to the rear aspect

BEDROOM ONE 11'6 x 9'9 (3.51m x 2.97m)

Double bedroom with large window to front aspect with lovely outlook across Meres Valley and an opening to

CONSERVATORY 10'2 x 6'1

A triple aspect room with a vaulted glass ceiling, contemporary radiator, a range of windows and French doors leading out into the garden.

BEDROOM TWO 10' x 8'4 (3.05m x 2.54m)

Dual aspect with window to rear aspect and French doors to side garden

OUTSIDE

Enjoying good degrees of privacy, the gardens cradle the residence and are well stocked with an abundance of mature shrubs plants and trees at the borders. The front garden is neatly enclosed and has a southerly aspect with an elevated outlook along the Meres Valley towards the sea. There are informal patio areas in which to sit out and relax, one of which is neatly sheltered by a pergola with a polycarbonate roof. There are two sheds, an outside tap, a log store, an Air Source Heating Cassette Unit and storage for the LPG bottles required for the gas hob.

GARAGE/STUDIO

With up and over door, power and light. The space has been adapted and is currently utilised, in part, for storage whilst the remainder is used as an informal studio space with vinyl flooring, a window to the rear aspect and a service door.

SERVICES

Mains electricity, water and drainage

AGENTS NOTE ONE

We are advised that the solar panels belong to the property.

COUNCIL TAX

Council Tax Band C.

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 Lafflounder Lane, take the first right and continue along where Namkha can be found on the right hand side towards the head of the cul de sac.

VIEWING

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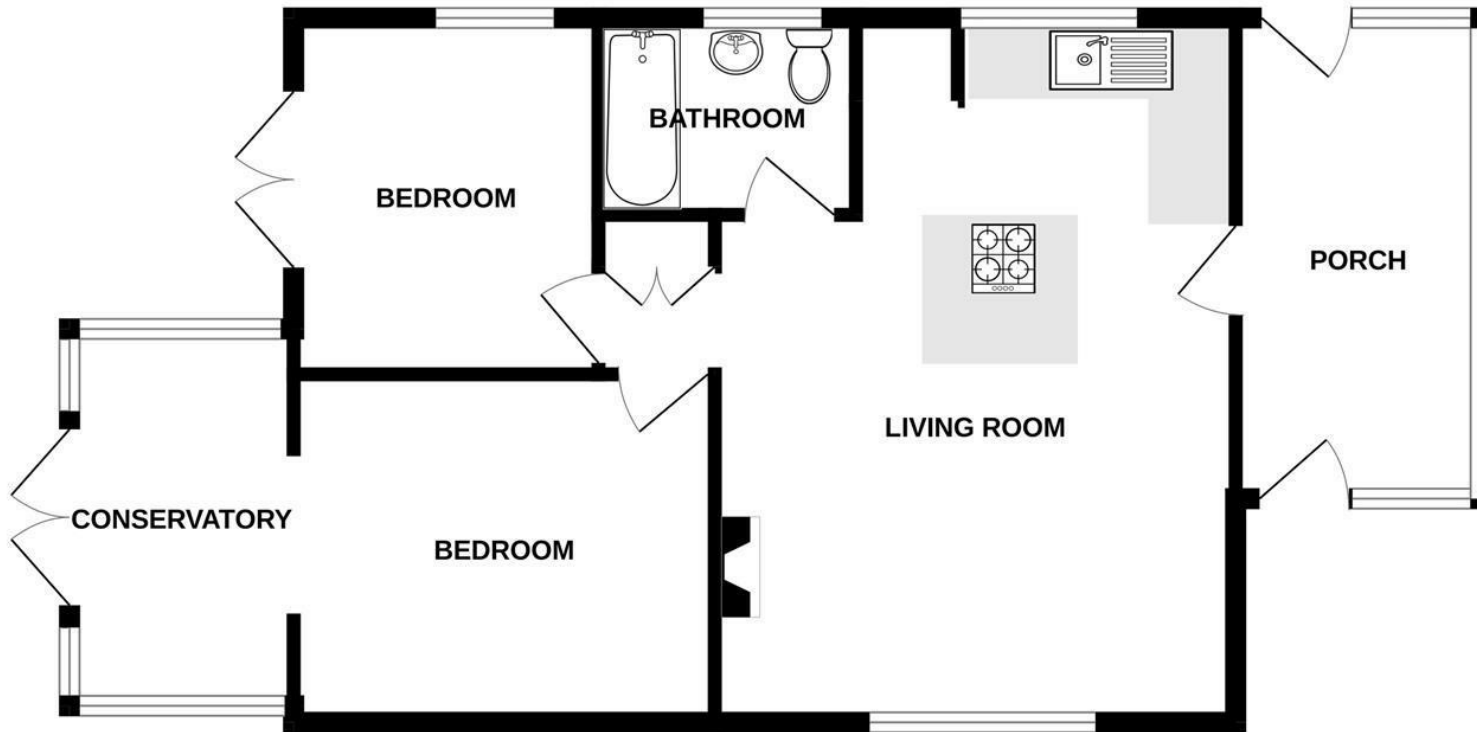
DATE DETAILS PREPARED

7th April 2025





GROUND FLOOR 674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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