



Marconi's Reach Angrouse Lane,, Mullion, TR12 7JA

£625,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS



# Marconi's Reach Angrouse Lane,

- EXCEPTIONAL LOCATION ENJOYING PANORAMIC VIEWS TO THE RUGGED CORNISH COASTLINE
- IMMACULATE AND INDIVIDUAL THREE BEDROOM DETACHED BUNGALOW
- TASTEFULLY AND SYMPATHETICALLY ENHANCED
- EXPOSED TRUSSES AND A VAULTED CEILING
- THIS OUTDOOR SPACE IS PERFECT FOR AL FRESCO DINING
- TWO BEAUTIFULLY DESIGNED BATHROOMS
- GENEROUS DRIVEWAY PROVIDES OFF ROAD PARKING FOR SEVERAL VEHICLES
- FREEHOLD
- EPC F-34
- COUNCIL TAX BUSINESS RATE

Quite simply an exceptional property in an exceptional location enjoying panoramic views, from the rear, to the rugged Cornish coastline and the ocean beyond.

Favourably located along the private Angrouse Lane, on the outskirts of the highly sought after coastal village of Mullion, this immaculate and individual three bedroom detached bungalow simply has to be viewed to appreciate the exceptional nature of the accommodation on offer.

'Marconi's Reach' has been tastefully and sympathetically enhanced during the current owners tenure so as to take full advantage of its enviable coastal location.

Offering the perfect blend of comfort and contemporary style, the light filled open plan living space is complemented by exposed trusses and a vaulted ceiling, providing an inviting space for relaxation and entertaining. The stylish fitted kitchen is well appointed with sleek finishes and a range of modern appliances that will find favour with those who enjoy cooking. The open layout effortlessly connects the kitchen to the dining area and living room, making it the perfect space for social gatherings.

Sliding patio doors lead effortlessly out onto the sun terrace with a magnificent southerly outlook across open fields towards Mullion village and the far reaching marine vistas beyond. This outdoor space is a real 'sun trap', whilst also being perfect for al fresco dining or simply sitting out and unwinding whilst taking in the fresh sea air.

There are three well-appointed bedrooms, two of which enjoy a coastal outlook and open out invitingly onto the sun terrace, enabling the sea breeze to flow in whilst enjoying a morning coffee in the comfort of one's own bed.

The residence also boasts two beautifully designed bathrooms, each finished to a high standard, providing a luxurious touch to your daily routine.

The well tended gardens and grounds wrap around the property, whilst a generous driveway provides off road parking for several vehicles.











Whether one is looking for a tranquil coastal retreat, a successful holiday let investment, retirement bungalow or 'forever home', Marconi's Reach is sure to impress.

The accommodation comprises an entrance hallway, open plan lounge / kitchen / dining room, inner lobby, family bathroom and three bedrooms (master en suite). The property benefits from double glazing and electric heating.

Mullion is the largest village on the Lizard Peninsula which has been designated as "an area of outstanding natural beauty" and is situated just moments from the renowned South West Coast Path. 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 to cater for a wide range of everyday needs. Amenities include two village pubs, cafes, two hotels with restaurants and swimming pools and shops including both a Co-op and Spar. Other amenities include an 18 hole links golf course, Catholic, Anglican and Methodist churches, a health centre and a 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)

Feature glazed composite door to

#### ENTRANCE HALLWAY

With coat hanging rail, recessed spotlighting, frosted windows to the front aspect, cupboard housing electric consumer unit and doors off to family bathroom, all three bedrooms and

#### OPEN PLAN LOUNGE / DINING ROOM / KITCHEN 22'5" x 18'2" (6.83m x 5.54m)

A simply fantastic, dual aspect, light filled, open plan living area with vaulted ceiling and exposed beams with mounted feature spotlights. These are complemented by contemporary black mounted wall lights, grey luxury vinyl flooring and two windows to the front aspect. A large sliding patio door enables easy access to the extensive rear patio area with fabulous views towards Mullion and the panoramic seascape beyond.

#### KITCHEN

A beautifully appointed, stylish fitted kitchen with beech effect working top surfaces and matching up stands, incorporating a white ceramic sink with drainer and Swan's neck mixer tap over, and an electric hob with glass splash back and a chimney style hood over. Integrated appliances include a dishwasher, washing machine, tumble dryer and an electric oven, whilst space is provided for an American style fridge freezer. There are a useful range of cupboards and drawers with matching wall units, an integrated sliding refuse unit, a tall pantry style cupboard and striking plinth lighting.

#### BEDROOM ONE 14'7" x 13'8" (inc en-suite) (4.45m x 4.19m (inc en-suite))

Luxurious double bedroom with picture window and large French doors opening out onto the fabulous sun terrace, which enjoys a southerly aspect and lovely views to the coast and sea beyond. There is a window to the rear aspect, grey luxury vinyl flooring and a door to en-suite.

#### EN-SUITE SHOWER ROOM

Stylishly appointed with bespoke white suite comprising a low-level w.c, pedestal wash handbasin with mixer tap over and a large walk-in shower cubicle with glass concertina door and an electric shower. The shower room is enhanced by white 'Metro' style tiling to the walls, luxury grey vinyl flooring and recessed spotlighting.



#### INNER LOBBY

With loft hatch to roof space, window to front aspect and doors off to family bathroom and bedrooms two and three.

#### BATHROOM

Luxuriously appointed with a fitted white suite comprising a low-level w.c, a 'Waverley' pedestal wash hand basin with mixer tap over, a white panelled bath and a large corner shower cubicle with thermostatic shower and shower attachment. These are complemented by a feature white 'column style' heated towel rail, recessed spotlighting, grey vinyl flooring, white 'Metro' style tiling to the walls and an obscure glazed window to the rear aspect.

#### BEDROOM TWO 14'2 x 11'1 (4.32m x 3.38m)

Lovely double bedroom with dual aspect and sliding patio door to rear sun terrace and views across open fields towards the coast and ocean beyond. There is grey vinyl flooring and a window to the side aspect.

#### BEDROOM THREE 11' x 6'7 (3.35m' x 2.01m)

With coat hanging rail and window to front aspect.

#### OUTSIDE

White pillars and a five bar gate open invitingly onto the paved driveway with off-road parking for a number of vehicles. Laid largely to lawn, front garden is neatly enclosed by Cornish hedging and mature shrubs and plants as the borders. There is an outside tap and a pathway which leads around the side of the residence to the rear garden.

Landscaped and well tended, the rear garden is predominantly laid to lawn with an adjacent sun terrace, all of which has a southerly aspect and a fine marine outlook

#### OUTSIDE STORE 11'9 x 7'5 (3.58m x 2.26m)

A dual aspect space with sea views and potential for conversion to a home office or studio space (subject to any necessary permissions or consents)

#### SERVICES

Mains water electricity, private drainage.

#### AGENTS NOTE ONE

Our owner advises us that there is a contribution of circa £90 annually towards the upkeep and maintenance of the private lane serving the property. Further details are available upon request.

#### AGENTS NOTE TWO

The property currently operates as a successful holiday let. Further details are available upon request.

#### AGENTS NOTE THREE

We are advised that the drainage for the property is by way of a shared septic tank. Further details are available upon request.

#### 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 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. Take the next right hand turning for Angrouse Farm into Angrouse Lane and continue along for around two hundred metres, where the property can be found on the left hand side.







#### **COUNCIL TAX**

We are advised that this is not applicable as the property is currently business rated.

#### **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.**

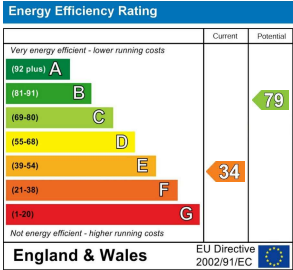
10th April 2025



GROUND FLOOR



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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