

# CHRISTOPHERS

ESTATE AGENTS





**\*\* GUIDE PRICE £100,000 \*\***

For Sale by Auction on 12th June 2025 by Clive Emson Land and Property Auctioneers 0345 8500333.

**\*\* OPEN HOUSE VIEWINGS (No appointment needed) Sat 31st May 10am- 10.45 am, Tues 3rd & Mon 9th June 12.45 - 1.15 pm \*\***

Situated in the heart of the ever popular coastal village of Mullion is this detached cottage in need of extensive renovation and improvement throughout, with off road parking and a generously sized garden.

Comprising a double fronted local stone cottage with some red brick detailing and an adjacent annex, the cottage offers a rare opportunity for someone to put their own stamp on a striking property moments from the village, its' amenities and the beach.

Mullion itself is the largest village on The Lizard Peninsula which is home to Britain's most southerly point. It is officially designated as an area of outstanding natural beauty, with sheltered valleys, moorland and superb countryside all framed by its rugged coastline.

Mullion is a bustling village offering a good range of facilities including shops, Co-operative supermarket, well regarded primary and comprehensive schools and a nursery. The village is home to an attractive harbour, a beach at Polurrian Cove, health centre and pharmacy. The Polurrian Hotel has a leisure club with indoor swimming pool and the Mullion Cove Hotel also has spa facilities. Nearby is the beautiful sandy beach at Poldhu and a super 18 hole links golf course. More extensive amenities are available in the nearby town of Helston, some six miles distant, with supermarkets and national stores.

#### OLD INN COTTAGE

Glazed door with side panel to open living space.

OPEN LIVING SPACE 4.88M X 4.19M (INC STAIRCASE) (16' X 13'9 (INC STAIRCASE))

With window to front aspect, staircase to first floor and door to bathroom.

#### BATHROOM

With low level w.c, pedestal wash hand basin, panelled bath, part tiling to the walls, hatch to roof void and obscure glazed window to front aspect.

#### FIRST FLOOR

##### LANDING

With airing cupboard housing hot water cylinder (not know if in working order), doors to both bedrooms and a window to the front aspect.

BEDROOM ONE 4.17M X 2.34M (13'8 X 7'8)

With loft hatch to roof space, wall mounted wash hand basin and window to front aspect.

BEDROOM TWO 3.18M X 2.84M (10'5 X 9'4)

With hatch to roof space, pedestal wash hand basin and window to front.

#### ANNEXE

ROOM ONE 4.65M X 2.36M (15'3 X 7'9)

Dual aspect with hatch to roof space, obscure glazed window to rear, window to front aspect and doors off to other three internal rooms.

ROOM TWO 2.13M X 2.03M (INC DOOR RECESS) (7' X 6'8 (INC DOOR RECESS))

With pedestal wash hand basin, some areas of restricted height and a window to the side aspect.

ROOM THREE 2.06M X 2.06M (MAX) (6'9 X 6'9 (MAX))

With some areas of restricted height and a window to the side.

ROOM FOUR 4.62M X 2.46M (15'2 X 8'1)

With electric consumer unit and window to front aspect.

#### OUTSIDE

The cottage sits on a deceptively generously sized corner plot and is partly enclosed by some mature Cornish hedging, trees and plants. Enjoying a sunny aspect, the cottage has scope for off road parking for a number of vehicles, whilst steps lead to a raised garden area which enjoys reasonable degrees of privacy.

#### SERVICES

Mains electricity, water and drainage.

#### 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 for a short distance, past the fire station, where the cottage can be found on the corner of the junction, opposite the village car park and Old Inn public house.

#### 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

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

Council Tax Band B

#### 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.

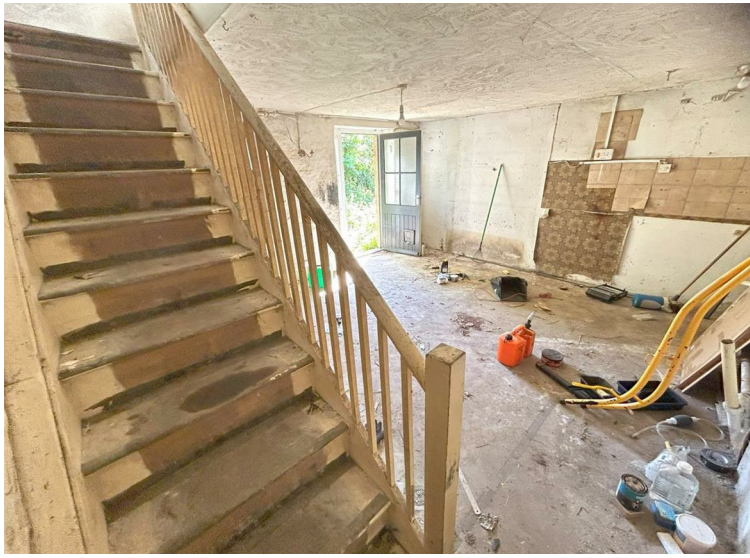
#### DATE DETAILS PREPARED.

20th May 2025

# THE OLD INN COTTAGE CHURCHTOWN, MULLION, HELSTON, CORNWALL, TR12 7HN AUCTION GUIDE £100,000

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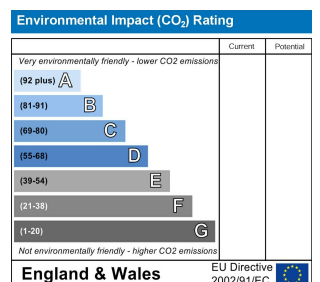
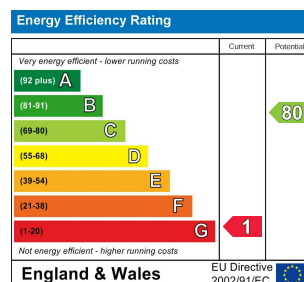
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