



2 Gwel An Garrek, Mullion, TR12 7RW

£475,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

2 Gwel An Garrek

- SPACIOUS DETACHED FOUR BEDROOM FAMILY HOUSE
- BEAUTIFUL MATURE PRIVATE GARDENS WITH GREENHOUSE
- SEPARATE DINING ROOM
- DOUBLE GARAGE
- CLOSE TO POLURIAN BEACH AND HOTEL WITH LEISURE FACILITIES
- AIR SOURCE HEATING AND SOLAR PANELS
- FREEHOLD
- COUNCIL TAX BAND E
- EPC - C70



Set in one of Mullion's most desirable and well-regarded developments, this detached four-bedroom home offers the perfect balance of space, comfort, and lifestyle, equally appealing to families and those looking to embrace an active retirement.

For families, the property provides plenty of space, a secure private garden, and the reassurance of Mullion's highly sought-after primary and secondary schools, both within easy reach. The village itself is well served with shops, services, and a warm sense of community – while the nearby beach at Polurrian Cove and the leisure facilities of the Polurrian Hotel are right on the doorstep, ideal for children and parents alike.

For early active retired buyers, this is a home that lends itself perfectly to hobbies, gardening, and welcoming family and friends. The beautifully mature garden offers privacy, raised beds for keen gardeners, a greenhouse, and delightful spots to relax and enjoy the peace. With the South West Coast Path moments away, the setting is a dream for walkers, nature lovers, and those who want to make the most of coastal living.

The house has been thoughtfully designed to combine space and versatility with comfort and charm. The dual aspect lounge is both cosy and spacious, with a gas fire as a winter focal point and French doors opening to a pretty patio for morning coffee or summer lunches. A separate dining room offers generous space for family gatherings or entertaining, while the modern kitchen is complemented by a useful utility room. A rear lobby leads to a practical ground floor shower room, perfect after a day on the beach, and also connects to the double garage, which provides superb flexibility as a workshop, home gym, or storage for kayaks etc. Upstairs, are four well-proportioned bedrooms. The master benefits from built-in storage and an en-suite shower room, while the front bedrooms enjoy views towards the sea across surrounding rooftops. A family bathroom completes the first floor.





Altogether, this is a great opportunity to acquire a versatile and welcoming home that perfectly supports both family life and a fulfilling retirement, with Mullion's beaches, community, and coastal beauty on your doorstep.

Mullion itself is the largest village on The Lizard Peninsula which is home to mainland Britain's most southerly point. It is officially designated as an area of outstanding natural beauty, from sheltered valleys to moorland with superb countryside and 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 nursery. The village is home to an attractive harbour, a beach at Polurrian Cove, health centre and pharmacy, football club, cricket club along with other clubs and societies, Anglican, Methodist and Catholic Churches. The Polurrian Hotel has a leisure club with indoor swimming pool and the newly refurbished 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.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Part glazed door with glazed side panels to:

ENTRANCE PORCH

A useful entrance area with tiled floor, windows to both sides and an attractive glazed door to the:

ENTRANCE AREA

With stairs rising to the first floor, attractive glazed door to the lounge and opening into the dining room.

LOUNGE 18'2" x 11'3" (5.54 x 3.44)

A dual aspect room which is cosy, yet also light, with window to the front and double doors opening onto the rear garden. Coal effect gas fire in decorative surround and radiator.

DINING ROOM 12'0" x 4'8" (3.66 x 1.43)

A lovely spacious room, perfect for family dinners or entertaining, with practical hard flooring, window to the front and a useful cloaks cupboard. Bespoke handmade understairs bookcase perfect for cookbooks!

KITCHEN 13'7" x 9'10" (4.15 x 3.00)

With a modern fitted kitchen comprising of a range of base and wall units including larder cupboard, with worksurfaces over with stainless steel one and a half bowl sink and drainer with mixer tap. Space and point for fridge freezer (currently housing a Bosch fridge freezer which may be available by separate negotiation), space and plumbing for dishwasher (currently housing a Miele dishwasher which may be available by separate negotiation). Eye level Neff oven and ceramic hob with filter and light over. Window to rear overlooking the garden, chrome effect slimline ladder style radiator and opening to the:

UTILITY ROOM 7'1" x 4'11" (2.17 x 1.52)

A useful space with worksurface with stainless steel sink and drainer with mixer, base and wall units, space and plumbing for washing machine. Chrome effect ladder style electric heated towel rail. Window to rear overlooking the garden, loft hatch and door to:

REAR LOBBY

With door to the rear garden, door to garage and door to:

SHOWER ROOM

A practical ground floor shower room, with tiled cubicle housing a Mira electric shower. Low level W.C and wall mounted wash hand basin. Frosted window to rear.

FIRST FLOOR LANDING

With loft access and doors to various rooms.

MASTER BEDROOM 10'4" x 10'3" (3.16 x 3.13)

A lovely bright room, with built in wardrobes and airing cupboard offering a good amount of slatted shelved storage. Window to the front offering coastal views across surrounding properties. Door to:





EN-SUITE SHOWER ROOM

With tiled corner cubicle housing a Mira Sport electric shower, wash hand basin in vanity unity with storage below and mirror and light. Low level W.C, chrome effect ladder style radiator and obscured window to front.

BEDROOM TWO 11'3" x 9'5" (3.44 x 2.88)

With radiator and window to the front aspect, with a view towards the sea across surrounding properties.

BEDROOM THREE 8'8" x 7'10" (2.66 x 2.41)

With a window to the rear overlooking the garden. The room has a radiator.

BEDROOM FOUR 9'3" x 8'9" (maximum measurements) (2.84 x 2.69 (maximum measurements))

With radiator and window to rear overlooking the garden.

FAMILY BATHROOM

With suite comprising of a bath with tiled surround with mixer tap and hand held shower attachment. Low level W.C, pedestal wash hand basin, chrome effect ladder style dual fuel radiator/heated towel rail. Obscured window to rear.

OUTSIDE

To the front of the property is a lawned garden area and driveway offering off road parking and leading to the:

DOUBLE GARAGE 17'6" x 16'7" (5.34 x 5.08)

A huge asset to the property is this integral double garage offering a flexible space perfect for those needing a workshop, scope for a home gym or additional storage. With power and light, two electric roller doors, utility area with space and point for condenser tumble drier, workbench with vices (may not be included within the sale) solar panel controls. Pedestrian access door to the rear lobby.



GARDENS

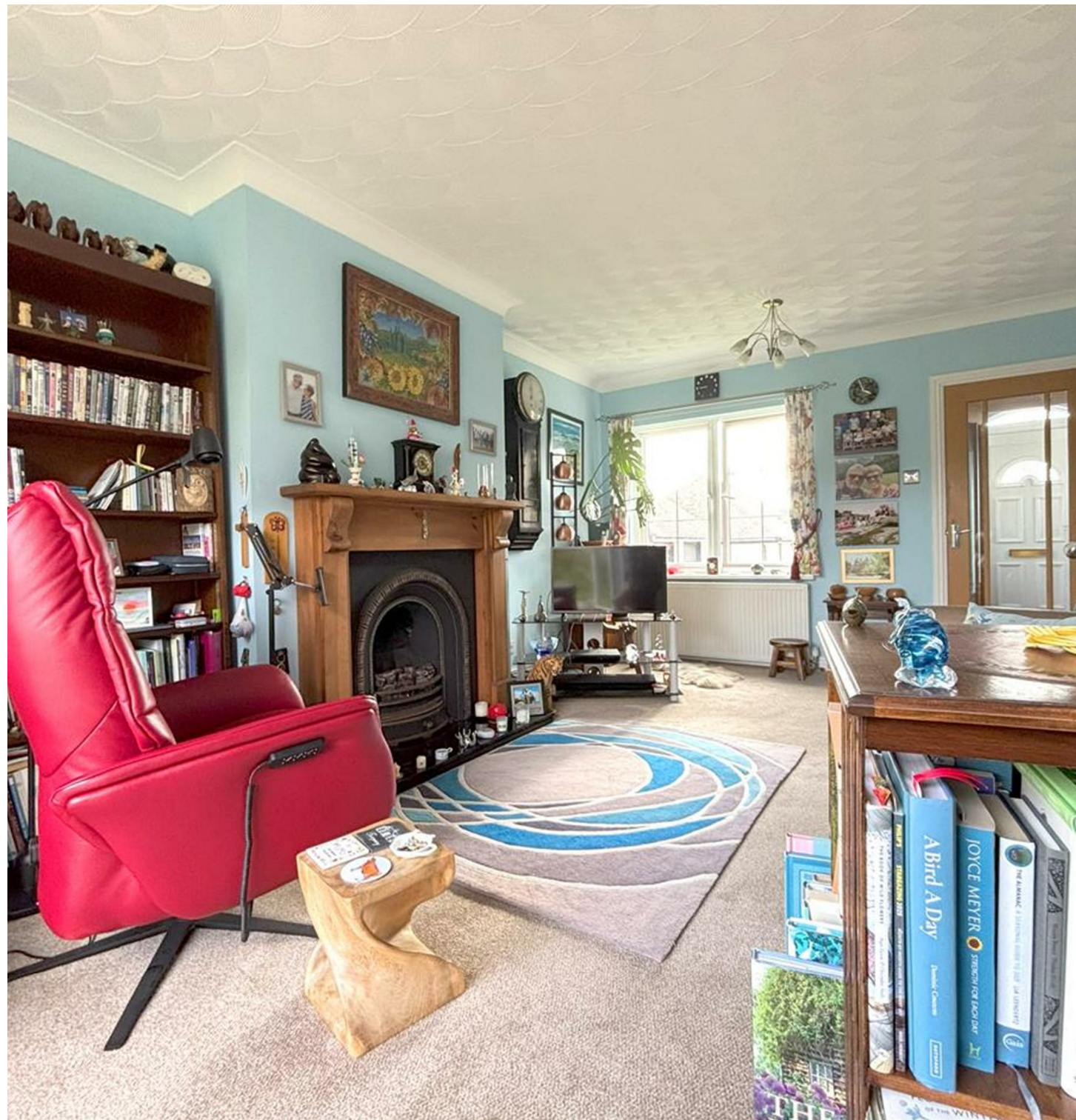
The gardens are a real feature of the property they are mainly laid to lawn and are stocked with mature planting. There is a gravelled seating area with step up to a gorgeous raised gravelled seating area, which is the present owner's favourite spot for an alfresco supper, with shade provided if required by a crab apple tree. There is a small nature pond and an expanse of lawn. There is a further patio area accessed directly from the lounge which gets the early sun perfect for morning coffees or lunch. Borders are stocked with a variety of mature shrubs and trees to include roses and fruit trees with there being a plum, pear and two varieties of apple trees. There is a compost corner, greenhouse and several raised beds which the current owners have found very productive. The gardens offer gated pedestrian access to both sides and a secure area for children, grand children and pets.

SERVICES

Mains water. electricity and drainage, solar panels and LPG gas bottles fuelling the gas fire in the lounge. Air source heat pump. Solar panels, which our clients have advised us are owned by the property. We are awaiting further information with regards to the feed in tariff.

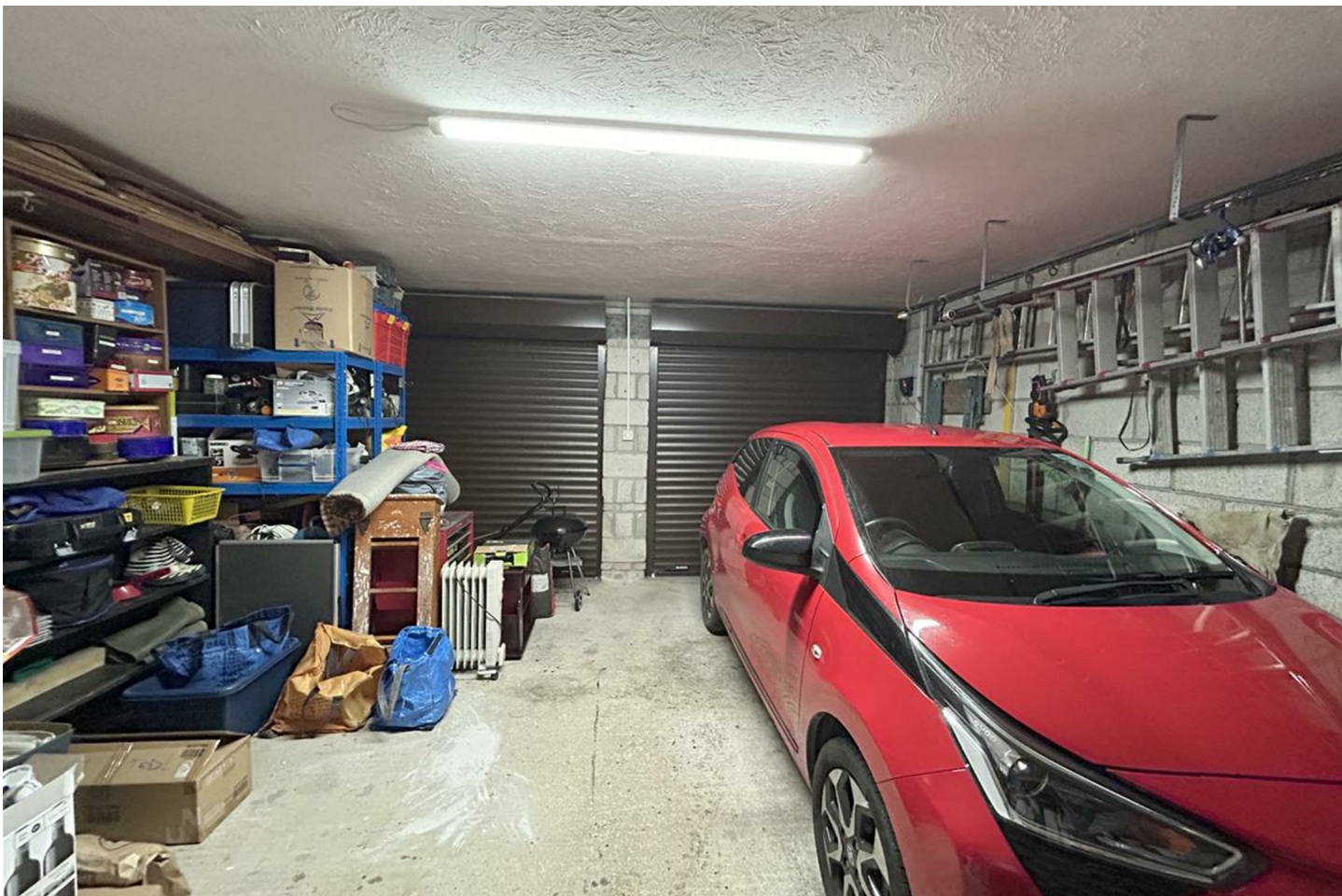
DIRECTIONS

From Helston take the A303 signposted The Lizard. Upon approaching The Lizard Holiday Park, turn right onto the B3296 which is signposted Mullion. On entering the village bear left passing The Spar shop and up to the T junction. Take left, signposted Polurrian Hotel and Mullion Cove. Proceed along this road and bearing right, continuing down past the Co-Op where you will see Mullion Cricket Club on your left hand side. Take the right hand turning there, signposted The Polurrian Hotel. Follow this road down and turn left into Gwel an Garrek. Continue along for a short distance before taking the first left into a private cul de sac and the residence can be found on the left hand side and will be identifiable by our For Sale board.









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 E.

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.

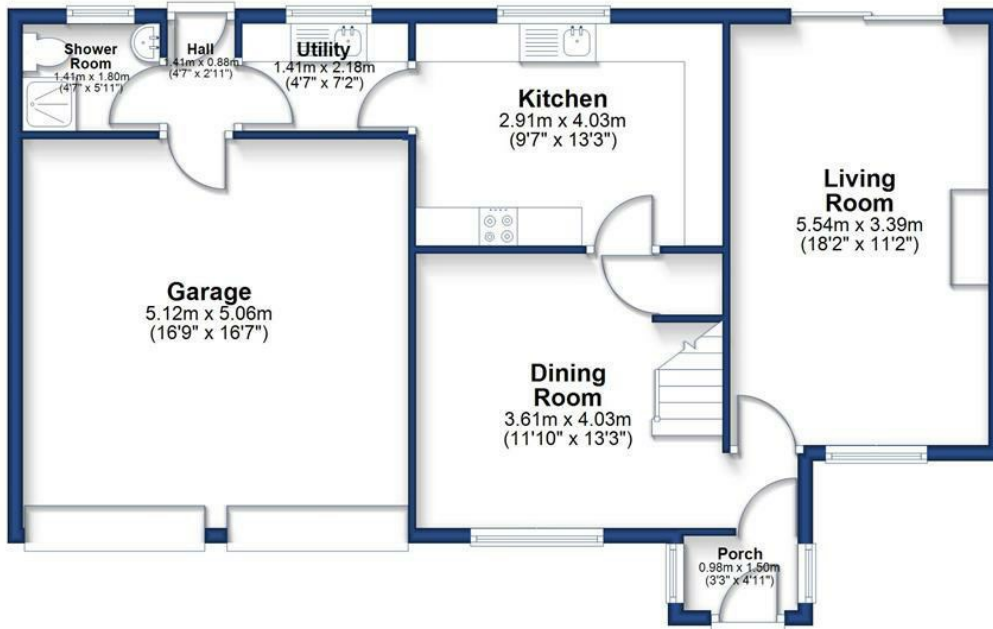
DATE DETAILS PREPARED.

2nd July 2025



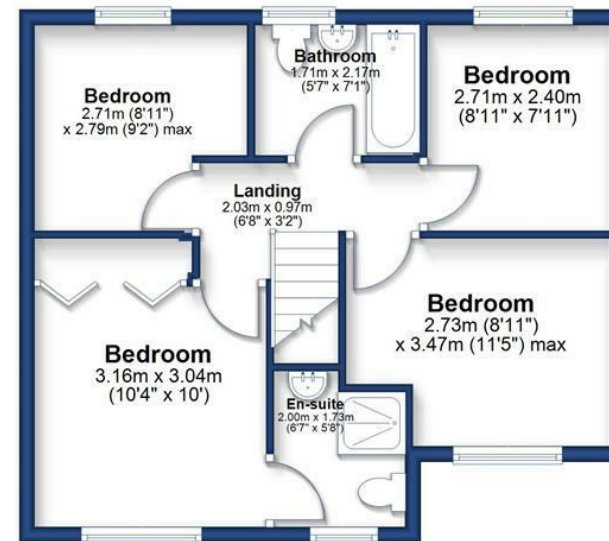
Ground Floor

Approx. 81.3 sq. metres (874.8 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.6 sq. feet)



Total area: approx. 127.2 sq. metres (1369.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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