



Adjewednack Helston, TR12 7LJ

£595,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Adjewednack

- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED PROPERTY
- LOVELY RURAL LOCATION
- STYLISH CONTEMPORARY HOME
- BEAUTIFULLY APPOINTED KITCHEN/DINER
- BEDROOM FOUR WITH EN-SUITE
- LANDSCAPED GARDENS
- GENEROUS PARKING
- FREEHOLD
- COUNCIL TAX D
- EPC- E48

An opportunity to purchase an individual and beautifully presented four bedroom property in a lovely rural location on the The Lizard Peninsula a designated area of natural beauty.

Being much enhanced during our current owner's tenure creating a stylish contemporary home in this wonderful location.

The accommodation in brief on the ground floor provides an entrance hallway, lounge with an impressive double sided wood burner, warming this space plus the dining room and kitchen. A real highlight is the orangery style room being vaulted with exposed wood beams with views out onto the garden and across open countryside.

The stylish and beautifully appointed kitchen/diner has bi fold doors leading out onto the garden. Bedroom four has an en-suite and there is a utility room and cloakroom. All of which is warmed by L.P.G. central heating.

On the first floor there are three further bedrooms and a beautifully appointed shower room. From many of the bedrooms a lovely a rural outlook over rolling Cornish countryside is enjoyed.

Outside there is generous parking and garage with the landscaped gardens cradling the property and having the lovely rural outlook.

The property is located down a quiet country lane on the rural fringes of Ruan Minor and Mullion.







Mullion Facilities

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, from sheltered valleys to moorland with superb countryside and framed by its rugged coastline. Sandy beaches, sheltered fishing coves and magnificent sailing waters including the majestic Helford river.

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. There are football and cricket clubs along with other organisations and societies together with 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.

Ruan Minor

Ruan Minor is a vibrant rural village, its amenities include a well regarded primary school, playgroup, general stores/post office with coffee shop, doctors' surgery, village hall, church and chapel. Off the centre of the village there is a football club with recreation ground and a super community pavilion bar.

A short distance away is the picturesque village of Cadgwith where there is a popular public house and the sandy beach of Kennack is a short drive away.

THE ACCOMMODATION COMPRISES (dimensions approx)

GLAZED DOOR AND GLAZED SIDE PANEL TO ENTRANCE HALL

ENTRANCE HALLWAY

With herring bone wood effect LVT flooring, stairs rising to the first floor and door to the lounge.

LOUNGE 12'9" x 11'10" (3.91 x 3.62)

A window to the front aspect, an impressive double fronted wood burner set on a slate hearth, LED downlighters and opening to –

ORANGERY 14'6" x 13'9" (4.44 x 4.21)

An impressive room again with herringbone wood effect LVT flooring, a vaulted triple aspect room with exposed beams, Velux windows and doors out onto the garden.

KITCHEN/DINER 29'6" x 11'3" (narrowing to 9'8") (9.0 x 3.45 (narrowing to 2.97))

A fabulous light airy space with bi-fold doors at the dining end, spilling out onto the garden with two windows to the rear aspect overlooking open countryside. The stylish grey high gloss fitted kitchen comprises stone worktops with matching upstands that incorporate a sink drainer and there is a Quooker instant hot water tap. An array of built under cupboards and drawers, two large floor to ceiling larder cupboards, built in quality AEG appliances including multifunction oven, built-in comb/microwave, touch control induction hob with hood over, dishwasher, tall larder fridge and freezer. Dual sided wood burner set on a slate hearth with a wood mantel over, LVT wood effect flooring, feature shelving and a door to the utility room. All in all fabulous family space with much to be enjoyed for those with culinary ambitions.

UTILITY ROOM 13'6" x 8'1" (4.137 x 2.48)

With stone worktops and matching upstands incorporating a stainless steel sink drainer with mixer tap, a mixture of base and drawer units under, wall units over, space is provided for a washing machine and tumble dryer. Feature radiator, LVT flooring, service door to garage and a door to the cloakroom.

CLOAKROOM

With dual flush w.c., wash hand basin with vanity unit under, attractive splashback and shelf over, part wood panelling to the wall.

BEDROOM FOUR 12'11" x 9'11" (3.95 x 3.03)

With a window to the front aspect enjoying a nice outlook, LVT herring bone wood effect flooring with a door to the-

SHOWER ROOM

With glazed and attractively tiled walk-in shower cubicle with feature shelves, drencher head with further wash head, LVT wood effect flooring, wash hand basin set into a vanity unit with storage under. Concealed cistern dual flush w.c., part tiling to the walls, window to the rear aspect overlooking the open fields, shaver socket, LED downlighters and feature towel drying radiator.

From the landing, a staircase rises to the first floor.

LANDING

With LVT flooring, picture window to the front aspect enjoying views over miles of Cornish countryside with doors to -

MASTER SUITE

BEDROOM 12'0" x 9'5" (3.68 x 2.88)

With a window to the front aspect, with views over rolling countryside and farmland and woodland, LVT flooring, loft hatch to roof space and opening to -

DRESSING ROOM 12'1" x 7'10" (3.69 x 2.41)

With velux window, with integral blind, enjoying a beautiful rural outlook.

SHOWER ROOM

Being beautifully appointed with glazed and tiled walk-in shower cubicle with feature shelf, large drencher head with further shower head, extractor, dual flush w.c., pedestal wash hand basin with feature shelf and LED lit mirror over, shaver socket, attractive part tiling to the walls and attractive solid anti slip floor.

BEDROOM TWO 19'1" x 11'4" (with limited head room at eaves) (5.82 x 3.47 (with limited head room at eaves))

With two Velux windows with integral blinds enjoying a lovely rural outlook. Two windows to the side aspect, eaves storage cupboards and wood effect LVT flooring. The room is lit by two spotlight arrangements.

BEDROOM THREE 10'10" x 9'10" (3.32 x 3.02)

LVT flooring, a window to the front aspect enjoying a lovely rural outlook.

OUTSIDE

There is a gated driveway with granite posts that lead to the parking area for several vehicles and leads to the attached garage.

GARAGE 18'6" x 10'8" (5.65 x 3.27)

With electric up and over door, power, light and, window to the rear aspect and service door back to the cloakroom.





GARDENS

The beautiful gardens, which wrap themselves around this property, are enclosed by mature hedging and Cornish stone walls. To the front there is a lovely lawned area with beds at its borders, with plants trees and shrubs. To the side of the property there is a gravelled seating area with ease of maintenance in mind, further parking and a log store.

To the side of the garage there is an electric car charging point and water tap. Pedestrian access is gained down to the side of the property, off the dining room there is a patio seating area and further lawned area, ideal for al fresco dining with views onto the meadow, with open countryside in the distance. From many other points in the garden, a super rural view is to be enjoyed. All in all, a super country spot to sit and relax.

SERVICES

Mains water, electricity and private drainage.

CONSERVATION AREA

We are advised that this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

DIRECTIONS

Take the A3083 from Helston marked Mullion and The Lizard, just before Lizard Point holiday park take the left hand turn. Follow this for a short distance and the property will be found on the left hand side.

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 D.

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

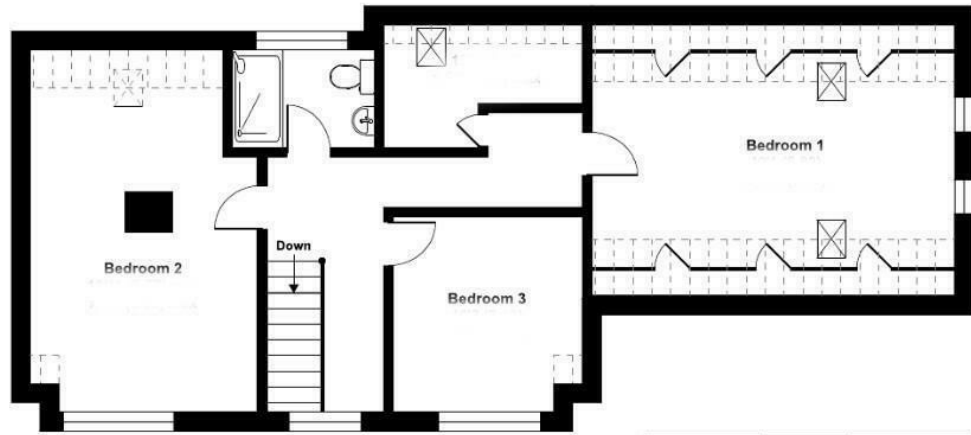
PROOF OF FINANCE - PURCHASERS

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.

31st July 2025





FIRST FLOOR

Illustration purposes only



Denotes restricted
head height



GROUND FLOOR

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	48	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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