

CHRISTOPHERS

ESTATE AGENTS



A beautifully presented three bedroom, detached property on a generous plot, in a pleasant cul-de-sac setting in the popular coastal village of Mullion.



This super individual property was designed and built by the well regarded original developer of Laflouder Fields for their own occupation. The property sits on a generous plot with a lovely garden to the rear.

The accommodation, in brief, comprises, on the ground floor, an entrance hallway, generous lounge and dining room leading out on to the conservatory, fitted kitchen, utility area, bedroom and a shower room. On the first floor there are two further bedrooms and a beautifully appointed bathroom. The property is double glazed and warmed by oil fired central heating.

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.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to

ENTRANCE HALLWAY

With window to the front aspect and door to -

SHOWER ROOM

Beautifully appointed with generous walk-in shower cubicle with easyclean splashback, glass door and extractor over, wash handbasin set into a vanity unit with storage under, W.C. with concealed cistern, window to the front aspect, ladder style towel drying radiator and attractive tiling to both the walls and floor.

BEDROOM THREE 3.6M X 2.31M (11'9" X 7'6")

With a window to the front aspect and built-in wardrobe. Further storage cupboard.

LOUNGE 5.6M X 3.92M PLUS BAY WINDOW (18'4" X 12'10" PLUS BAY WINDOW)

A nice airy space with large corner window with window seat having views out over the rear garden. Feature fireplace with living flame inset electric fire, shelving and glazed french doors lead to the -

DINING ROOM 3.6M X 3.21M (11'9" X 10'6")

With wood effect laminate flooring and opening to -

CONSERVATORY 3.6M X 2.93M MAX MEASUREMENTS (11'9" X 9'7" MAX MEASUREMENTS)

A triple aspect room with glazed french doors out on to the rear garden.

KITCHEN/UTILITY ROOM 7M X 2.57M (22'11" X 8'5")

In two distinctive areas.

KITCHEN AREA 3.64M X 2.58M (11'11" X 8'5")

Comprising beech effect fitted kitchen with granite effect worktops incorporating two stainless steel sink units with mixer tap. There are a mixture of base and drawer units under with glazed wall units over. Slot-in Belling electric range cooker with glass splashback with stainless steel chimney style hood over, breakfast bar arrangement, tiling to the floor and a window to the front aspect. The room is lit by a mixture of downlighters and under unit attractive pendant lighting.

UTILITY AREA 3.4M X 2.58M (11'1" X 8'5")

With granite effect worktops with spaces under for dishwasher, washing machine and tumble dryer, wall cupboards over, oil fired boiler, window to the side aspect and tiling to the floor. The room is lit by downlighters and there is a stable style part glazed door out on to the rear aspect.

Stairs rise to the -

FIRST FLOOR LANDING

With large skylight and shelf to create an office area. Loft hatch to the roof space, small loft storage and eaves storage. Doors to -

BEDROOM ONE 4.75M X 2.97M (15'7" X 9'8")

With skylight and far reaching view, with Tregonning Hill in the distance and a sea glimpse. Built-in wardrobe with sliding door.

BEDROOM TWO 4.12M X 3.95M (13'6" X 12'11")

With skylight and a window to the side aspect. Two built-in wardrobes.

BATHROOM 2.9M X 1.9M (9'6" X 6'2")

A beautifully appointed stylish room with freestanding bath, counter top washbasin with mixer tap, attractive tiled splashback with mirror over and feature lighting. Glazed walk-in shower cubicle, ladder style drying radiator, airing cupboard, extractor, skylight and attractive tiling to the walls.

OUTSIDE

To the front of the property there is a driveway with parking for several vehicles that leads to a -

GARAGE

A generous garage with electric up and over door, power, light and further eaves storage. Service door to the garden.

GARDEN

There is a lawn area to the front mixed with mature trees and shrubs, whilst to the rear, and a real feature of the property, is its generous level garden with lawn and patio seating area. The garden is planted with mature trees and shrubs and from many points in the garden, good degrees of privacy are enjoyed.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. We are advised there are wired fire and carbon monoxide detectors.

AGENTS NOTE ONE

We are advised that the property is being sold to close an estate, therefore prospective purchasers will be unable to exchange contracts until probate is granted.

DIRECTIONS

On entering Mullion follow the one way system through the village passing the Spar shop then take the next right., Bear left at the Old Inn public house into Lender Lane. Take the first turning left signposted Laflouder Fields, take the second left after a short distance take the next right where the property will be found on the left hand side and is 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.

COUNCIL TAX BAND

Council Tax band D.

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.

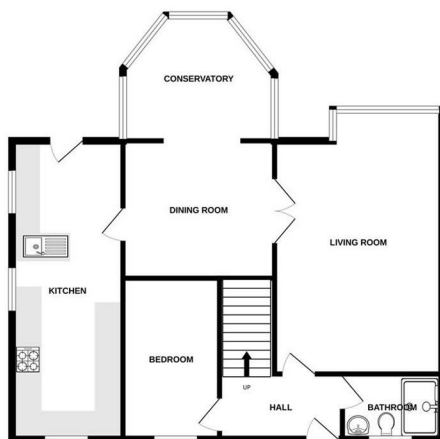
DATE DETAILS PREPARED

3rd October, 2023.

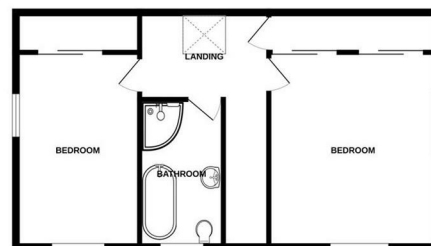
95 LAFLOUDER FIELDS, MULLION, TR12 7EJ

PRICE GUIDE £550,000

GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1465 sq.ft. (136.1 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			75
		44	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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