

# Glen Cairn, 39 Laflouder Fields Mullion, TR12 7EJ







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Welcome to your dream coastal retreat! Nestled in a hugely sought after village with excellent day to day facilities, this stunning, fully renovated modern five-bedroom property is a true gem. Boasting fabulous sea views, abundant parking space, and a delightful secluded garden, it offers the perfect blend of style, convenience, coastal beauty and **BEING SOLD WITH NO ONWARD CHAIN.**



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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GUIDE PRICE - OIEO (Offers In Excess of) £650,000

#### LOCATION

Mullion is the largest village on the Lizard and has an excellent range of day to day facilities to include shops, inns, cafes and restaurants, craft shops and art galleries. There is a popular golf course close to the village and also hotels with swimming pool and gym and spa facilities available. Mullion is also renowned for it's high quality schooling with a popular primary school and exceptionally regarded Secondary School.

In the centre of the village stands the mainly 13th century church of St Mellanus, renowned for its richly-carved oak bench-ends depicting biblical scenes, including that of Jonah and the Whale.

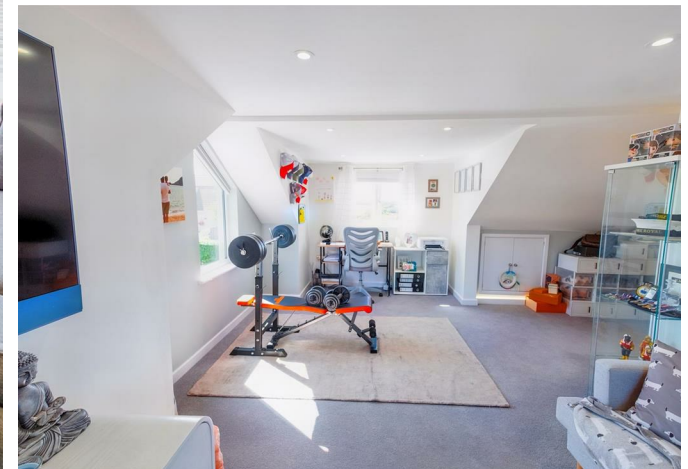
Dramatic Mullion Cove is owned by the National Trust and has a pretty working harbour, protected from the winter gales by stout sea walls. The harbour was completed in 1895, when pilchard fishing was the main local industry and is still used by local fisherman. The old pilchard cellar and net store can still be seen. Another unofficial local industry was smuggling! There are a plethora of coastal walks accessible via the south west coastal path with stunning views to be enjoyed.

Nearby Poldhu Cove is the perfect family beach, backed by sand dunes with a large car park nearby and a super café. Historic Church Cove can be walked to across the cliffs from Poldhu. Nearer to the village is Pollurian Cove which can be accessed via a footpath on an attractive clifftop walk, this is another fantastic family beach also popular with surfers.

#### SUMMARY

Step inside and find yourself in a light and spacious hallway with oak doors offering access to the ground floor accommodation and oak and glass staircase with feature lighting rising to the first floor. The expansive lounge is flooded with light from the large window offering a sea view and is a wonderful space for everyday living and entertaining. Indulge your culinary skills in the sleek and stylish kitchen equipped with quality appliances and stone worksurfaces, the seamless flow between the kitchen, dining area and garden ensures effortless hosting of gatherings with friends and family. Retreat to the tranquil master bedroom, and gaze out of the window at a stunning sunset over the sea before enjoying a refreshing nights sleep. The bathroom is a haven of luxury, featuring, a rejuvenating soaking tub, and a spacious walk-in shower. The first floor hosts a further large bedroom also enjoying views of the glistening sea. The remaining three bedrooms are located on the ground floor, each offering its own unique charm and ample space for personalisation. There are two further double bedrooms one located to the front of the property looking towards the sea with the other enjoying a quiet location at the rear overlooking the garden. The fifth bedroom, if not required would make an ideal study perfect for those needing to catch up on work from home. An additional ground floor shower room is a hugely useful feature. In summary, this immaculate five-bedroom property presents a rare opportunity to own a piece of coastal paradise. Combining exquisite modern design, awe-inspiring sea views, ample parking, and a delightful garden, this home sets the standard for luxurious coastal living. Don't miss the chance to call this exceptional property your own and experience a lifestyle coastal luxury. Your dream home awaits!





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
		41	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## OUTSIDE

Outside, the property's meticulous landscaping frames the stunning home, with the garden offering a serene oasis in which to unwind. Enjoy al fresco dining on the patio, bask in the sun on the lush lawn, or simply relax and enjoy the privacy and seclusion this outdoor sanctuary provides.

Parking will never be an issue here, as this property boasts ample parking space for multiple vehicles. Whether you have guests visiting or a growing family with multiple cars, convenience is assured. In addition there is a hugely useful integral garage/utility room with remote roller door.

COUNCIL TAX BAND - D

## SERVICES

Mains water, electricity and drainage. Oil fired central heating.

## ANTI MONEY LAUNDERING REGULATIONS – PURCHASERS

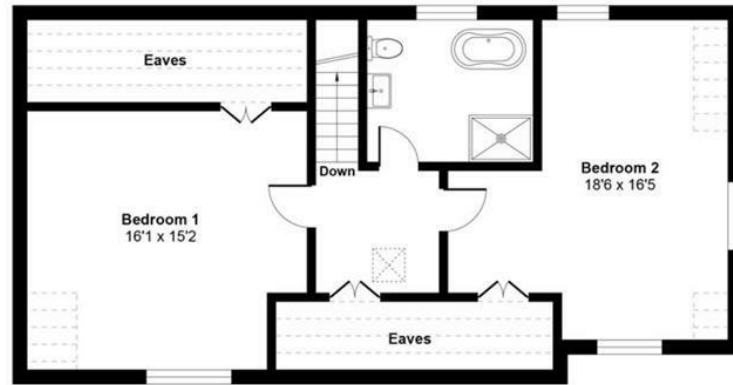
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

## PROOF OF FINANCE – PURCHASERS

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



Total = 1300 sq ft / 121 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Certified Floor plan produced in accordance with RICS Property Measurement Standards incorporating

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

