

Vounder Farmhouse Meaver Road Mullion, TR12 7DN







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Welcome to a truly remarkable residence - a magnificent, large, light, and airy detached property that encapsulates the essence of luxurious living. Nestled in a sought-after location with stunning rural views on the outskirts of the hugely sought after coastal village of Mullion, this 4/5 bedroom home is a testament to spaciousness and versatility, offering a lifestyle that is both grand and comfortable with plenty of further scope and potential.



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GUIDE PRICE - £830,000

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, spa and gym facilities available. Mullion is also renowned for its high quality schooling with a popular primary school and exceptionally well 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.

ACCOMMODATION

As you step inside, you are immediately greeted by a grand entrance hallway that sets the tone for the entire residence. This is a home that exudes a sense of space and freedom, allowing you to breathe and move with ease.

The heart of this splendid property is undoubtedly the live-in kitchen. It's a space where family life seamlessly blends with the art of socialising. The kitchen opens out onto beautifully mature gardens, creating a natural extension of your living space. Imagine hosting gatherings with friends and family or simply

enjoying your morning coffee with the backdrop of nature around you.

This exceptionally well thought out home boasts two double bedrooms on the ground floor, one of which comes complete with its own en-suite bathroom. Additionally, a well-appointed shower room and a convenient utility room further enhance the ground floor living experience.

Venture upstairs to discover the first-floor sanctuary. Here, a stunning lounge awaits, complete with a Contura log burner that adds warmth and character to the room. A balcony off the lounge provides a stunning vantage point to soak up the rural views, a place where you can unwind and relax whatever the season.

The first floor also hosts two further double bedrooms, one of which enjoys the luxury of an en-suite, ensuring that every member of the household enjoys their own private retreat. A well-designed family bathroom caters to the needs of the further family and guests. Need a dedicated workspace or an extra bedroom? A fifth bedroom or study is also at your disposal, offering flexibility to adapt the space to your lifestyle.

OUTSIDE

The external features of this property are equally impressive. Ample parking space and a triple cavity block-built garage open up a world of possibilities. Whether you envision a workshop, a home gym, or even the potential (subject to any necessary consents being obtained) for ancillary or holiday accommodation, this space allows you to dream big.

The gardens surrounding this residence are a real haven. Secluded and mature, they provide a tranquil escape from the outside world, where you can relax in the serenity of your own personal oasis.

AGENTS NOTE

The adjoining field which extends to approximately one acre is available by separate negotiation. There is an active planning application on it details of which can be viewed on the online planning register under reference - PA23/09917.

SERVICES

Mains electricity, mains water, private drainage. LPG Gas central heating with a mixutre of underfloor heating and radiators. Council Tax Band D.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

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.

BROADBAND AND MOBILE PHONE COVERAGE

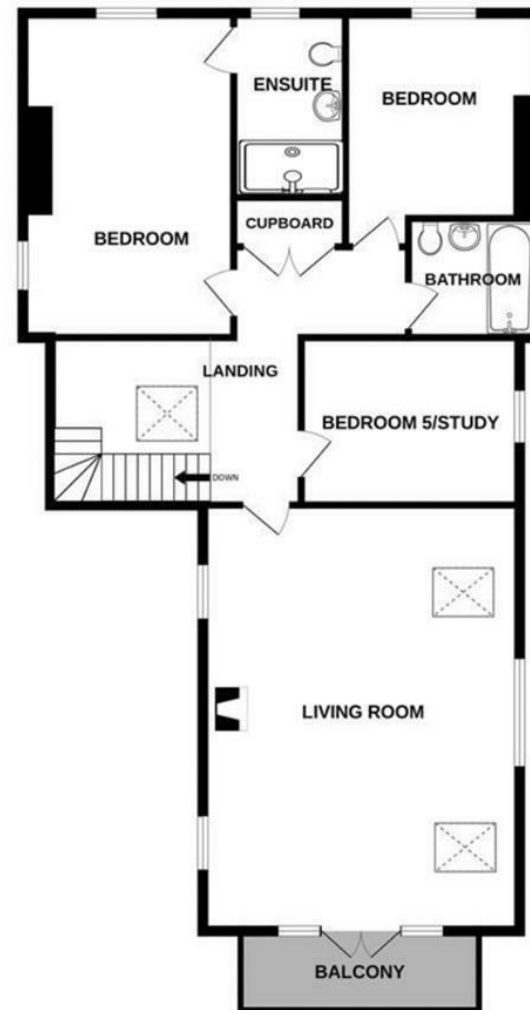
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



1ST FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



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