

40 Laflouder Fields Mullion, TR12 7EJ







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Welcome to this five bedroom detached dormer bungalow, offering a wealth of flexible living accommodation to suit various lifestyles. This thoughtfully designed property is ideal for a growing family, those enjoying an active retirement, or for accommodating dependent relatives. The modern kitchen boasts ample storage units and generous worktop space, perfect for culinary enthusiasts. The two additional downstairs bedrooms are spacious doubles, with one enhanced with built in storage. The separate toilet and bathroom present an excellent opportunity for combining and modernising, allowing you to create a stylish and contemporary space. The focal point of the lounge/diner is a charming log burner, creating a cozy atmosphere and the large window floods the space with natural light, enhancing the overall ambiance. Moving through to the living room, you'll find an additional reception area and a bedroom with an ensuite, offering a perfect retreat for anyone needing their own space. Upstairs, there are two further bedrooms or the scope to become a home office or hobbies room.

The garden wraps around the entire house and has been landscaped for a low maintenance lifestyle. Both the front and rear of the property feature patio areas, while steps on the side lead to an additional patio, providing a sheltered seating area for enjoying warmer weather. A raised lawn area completes the outdoor space, offering a perfect blend of beauty and practicality.



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

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Guide Price £500,000

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.

Accommodation

- Entrance Hallway
- Kitchen
- Bedroom One
- Bathroom
- Bedroom Two
- Lounge/Diner
- Living Room
- Bedroom Three with En-suite
- Stairs to Landing
- Bedroom Four
- Bedroom Five

Outside

To the front there is a low maintenance patio area where a path leads around to the side where there is a raised lawned area bordered by mature shrubs. To the rear there is a riased patio area and additional area of lawn.





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			
		56	76
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

Garage

with up and over garage door and electric inside.

Parking

Driveway providing off road parking for two vehicles.

Services

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

Council Tax Band- C**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/>

Anti Money Laundering Regulations - Purchasers

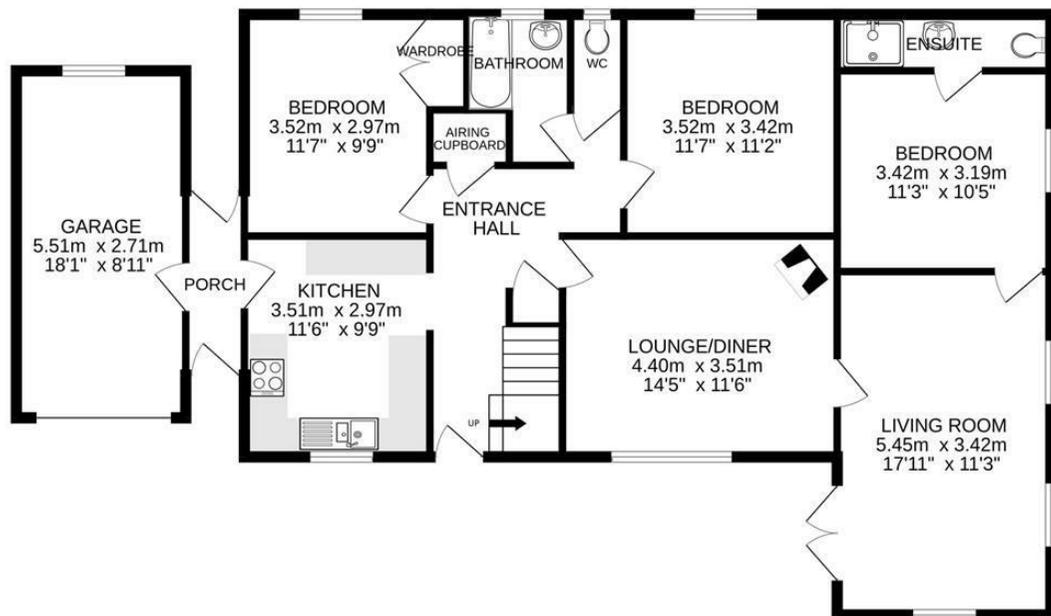
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances- Purchasers

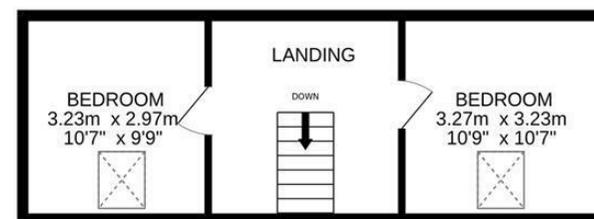
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



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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