

Venton Arriance, The Cottage

Mullion, Cornwall TR12 7DT







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Nestled in the serene countryside on the outskirts of the highly coveted village of Mullion, this traditional character cottage exudes warmth and charm. Having been cherished as a beloved home for many years, it welcomes you with open arms to a haven of comfort and versatility.

Step inside, and you'll find yourself enveloped by the heart of the home, a delightful open-plan room with heaps of character and charm. The traditional-style kitchen beckons with its timeless appeal, seamlessly blending with the inviting dining area, while a captivating inglenook fireplace stands as a focal point, promising cosy gatherings during the winter months. Beyond lies an additional sitting room, offering flexibility for every member of the family, alongside a convenient utility/boot room, ideal for practical living.

Ascending to the first floor, you will find three double bedrooms offering peaceful retreats from the outside world. The master suite is a lovely room which enjoys the luxury of an en-suite shower room, ensuring a private sanctuary in which to unwind. Completing the accommodation, a family bathroom provides further comfort and convenience.

Outside, the enchanting cottage-style gardens beckon, adorned with the beauty of nature and offering a serene backdrop for outdoor relaxation. Well-stocked, and a haven for birds they provide a tranquil oasis and enjoy an excellent degree of privacy. Additionally, the property boasts the practicality of two off-road parking spaces, ensuring convenience for modern living in this idyllic rural setting.

With its blend of traditional charm, versatile living spaces, and picturesque surroundings, this character cottage presents an irresistible opportunity to embrace the quintessential charm of countryside living in the sought-after village of Mullion.



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

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Guide Price - £450,000

Location

The property enjoys a tucked away location on the outskirts of Mullion, offering all of the peace and tranquility of country living whilst still being convenient. Mullion is the largest village on The Lizard peninsula with a thriving community centred around a variety of shops, inns, cafes, restaurants and craft shops and amenities include primary and secondary schools, health centre and chemist. Sandy beaches such as Poldhu Cove and Polurrian are nearby, as is the picturesque Mullion Cove and an 18-hole golf course. A further asset are the two luxurious hotels in Mullion, one situated at Mullion Cove and one at Pollurian Cove both of which offer leisure facilities with membership options available as well as fine dining.

Accommodation

The heart of the home is the open plan kitchen/dining/living space both spacious and wonderfully cosy thanks to the fabulous huge inglenook fireplace housing the woodburning stove. The kitchen itself is

traditional in style with stone worktops over and a feature table and breakfast bar with matching stone worktops. There is direct access to the garden from this room perfect for the summer months. A generous separate lounge also featuring a log burner offers flexibility whilst practicality is not overlooked with the useful utility/bootroom to the rear. The first galleried landing enjoys wonderful rural views and offers access to all three double bedrooms and the family bathroom. The master suite enjoys an en-suite shower room featuring a shower with drench head.

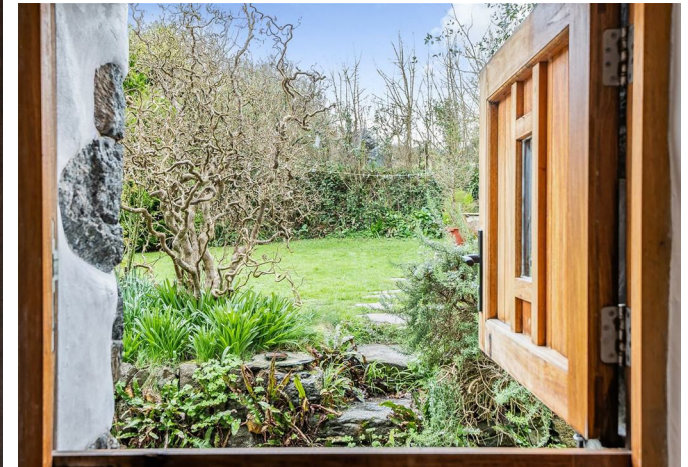
Outside

Outside, the property enjoys enchanting mature and well planted cottage-style gardens to the rear, a picturesque backdrop for outdoor gatherings or quiet contemplation where you can simply relax and listen to the birdsong. Two dedicated parking spaces ensure your convenience, making coming home a hassle-free experience.

Agents Note

Please be aware that there is extant planning consent for a dwelling to be located on the other side of the adjoining property 'The Stable' which can be viewed on the online planning register under reference - PA17/06862.





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			
		49	81
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

Services

Mains electricity and water, private drainage (Shared septic tank). Oil fired central heating. Council Tax Band A.

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

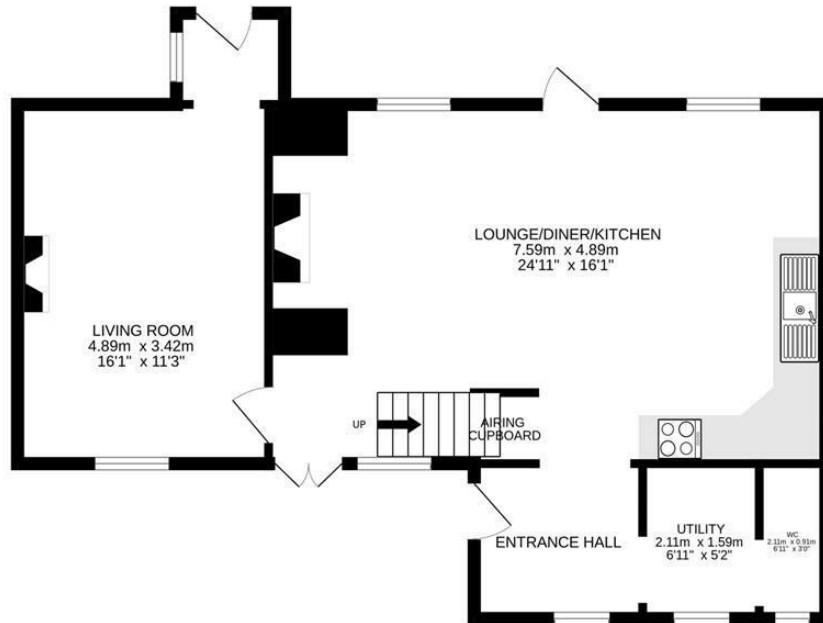
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

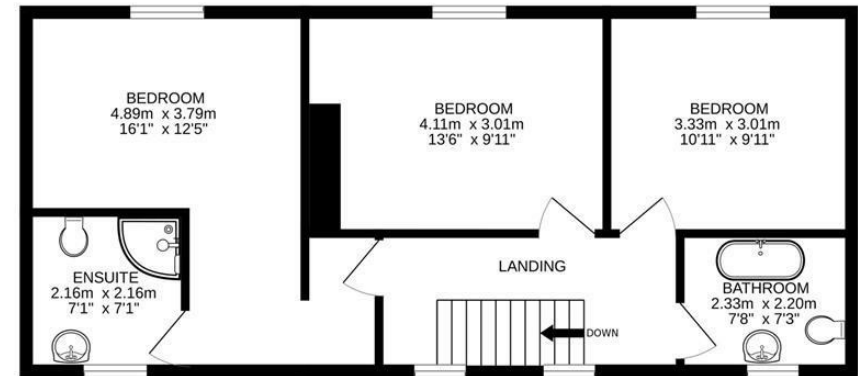
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



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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Venton Arriance
Silver Spring

