

Nans-Hallow Glenmoor Lane Mullion, TR12 7EF





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This well presented and spacious three bedroom bungalow offers comfortable and convenient living as is within close proximity to the village centre. The kitchen is a standout feature of this home, offering a range of units and ample worktop space for storage and meal preparation. The adjacent lounge is equally impressive, with its large window providing picturesque views of the garden and rolling countryside. On cooler evenings, you can cozy up in front of the log burner, creating a warm and inviting ambience. All three bedrooms in this bungalow are doubles, providing ample space and versatility. One of the bedrooms is currently used as a dining room, offering flexibility depending on your needs and preferences. The bathroom is well appointed and features both a bath and a separate shower, providing the best of both worlds. The property also features a porch at the front, providing a convenient space to kick off your wellies or sandals after a day in the garden or on the beach. Additionally, there is a useful side porch that offers excellent storage options while keeping your white goods out of the kitchen, ensuring valuable storage is not compromised. Outside, this property truly shines with its fantastic countryside views. The land in front of the property is of scientific interest and protected from development, enhancing the natural beauty and tranquility of the surroundings. The garden is predominantly laid to lawn, allowing for various garden activities and gatherings. The patio area is perfect for entertaining friends and family while enjoying the breathtaking views. For avid gardeners, there is a mature area of plants where you can indulge your gardening skills. To the front of the property, there is a low maintenance courtyard, off road parking, and a garage providing additional storage.



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

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

GUIDE PRICE £475,000

Location

Nans Hallow is located in Glenmoor Lane which is beautifully positioned within a short walk from the centre of Mullion. The South West coast path is nearby and provides direct access to miles of stunning coastal walks. Several of Cornwall's most beautiful beaches are within walking reach including the absolutely picturesque sands at Polurrian which is within a 10 to 15 minute walk from the property. The stunning Mullion Cove is less than a mile from the property. The centre of Mullion which is a short distance away has plenty of facilities to include a Co Op supermarket, Spar and a range of further amenities to include a Doctors Surgery and Public Houses. Leisure opportunities locally include golf and horse riding. Both the Mullion Cove Hotel and Polurrian Hotel offer Spa and health clubs where swimming and gym membership can be enjoyed. Mullion is well known for an excellent Secondary School and a number of Primary Schools are within a short drive of the village. Mullion is within the heart of the Lizard Peninsula with the beautiful destinations of The Lizard, Cadgwith and Coverack to mention just a few all easily accessible by car. The town of Helston with comprehensive facilities is around a 15 minute drive away whilst the The city of Truro and the towns of Falmouth and Penzance are all within a 30 to 45 minute drive.

Accommodation

Entrance Porch

Cloakroom

Kitchen

Hallway

Utility Room

Lounge

Bathroom

Bedroom One

Bedroom Two

Bedroom Three/Dining Room

Outside

This property stands out from the rest with its impressive garden that is sure to appeal to anyone who enjoys their outdoor space. The real highlight is the perfectly placed patio, which offers stunning views and is an absolute suntrap. Whether you want to soak up the sun with a good book or host a summer BBQ, this patio provides the ideal spot to do so. To the left-hand side of the garden, a carefully curated array of mature shrubs and vibrant flowers adds a burst of colour, providing a wonderful opportunity to further enhance the beauty of this already impressive space. There is also a good sized lawn which is well maintained and adds a touch of greenery to the garden, creating a peaceful and inviting space. Finally the low maintenance patio to the courtyard is the perfect place for potted plants which welcome your guests on arrival.





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			
			79
		52	
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 electric inside and up and over door.

Parking

Off road parking in front of the garage.

Services

Mains water and electricity. Shared private drainage. Oil Central Heating.

Council Tax Band- D**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.





Floor Plan



Garage

Total floor area 162.4 sq.m. (1,748 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.

