



Willow Cottage Nansmellyon Road
Mullion, TR12 7DQ





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Newly completed and ready for its new owners is this stylish two bedroom property which perfectly combines classic charm and style with modern convenience. Featuring an open plan living space on the ground floor with a useful utility room, separate cloakroom and on the first floor two generous bedrooms and a luxurious bathroom. The package is completed by block paved parking to the front along with an outside space to the rear which will be landscaped to be both attractive and low maintenance. This exciting small development is located within moments of the heart of this hugely sought after coastal village. Perfect as either a permanent residence or holiday investment. Viewings available now!



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GUIDE PRICE - £350,000

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 a hotels with swimming pool and gym 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 cliff top walk, this is another fantastic family beach also popular with surfers.

ACCOMMODATION

Step inside and find yourself in a spacious hallway with stairs rising to the first floor and oak internal doors offering access to the open plan living space, utility room and cloakroom. The open plan living space is a wonderfully light and spacious dual aspect room which at the front will be fitted with a modern shaker style kitchen in driftwood blue with white stone worktops over. This will flow into the living space with direct access to the garden offering seamless integration of the inside and outside spaces perfect for Summer entertaining. The utility room will house a plant cupboard as well as offering additional storage and space for a washing machine and dryer. The cloakroom will be fitted with white sanitaryware. The first floor hosts two double bedrooms both with vaulted ceilings. The master is a fabulously spacious room situated to the front with the second bedroom and bathroom being positioned at the rear of the property. The bathroom is a real highlight being luxuriously fitted and offering a bath and separate shower cubicle, the perfect space in which to unwind at the end of a busy day.

DIMENSIONS

OPEN PLAN LIVING SPACE - 30'5" x 12'6"

BEDROOM ONE - 17'10" x 16'2" - maximum overall measurements restricted head height in places

BEDROOM TWO - 11'11" x 10'1" maximum overall measurements restricted head height in places

BATHROOM - 9'1" x 7'10"

OUTSIDE

To the front of the property there will be a block paved driveway offering off road parking for two vehicles. The garden lies to the rear and will be landscaped to offer an area which is both attractive and practical enclosed by fencing with a gated pedestrian access path to the side offering access back to the front of the property.

INTERNAL SPECIFICATION

uPVC double glazed doors and windows throughout in agate grey on the exterior and white on the interior. Oak effect LVT flooring to the ground floor and carpets to the first floor. Oak internal doors throughout. Kitchen fitted in a shaker style in driftwood blue with brushed steel handles with Neue appliances to include an eye level double oven, five zone induction hob with extraction over, integrated 70/30 split fridge freezer and integrated full size dishwasher. One and a half bowl inset sink with drainer cut into the subtle white stone worktops in Artemis Ice. Zoned recessed dimmable downlights throughout the living space. In the utility room there is space and plumbing for washing machine and space and point for tumble drier. Sanitaryware will be white throughout with the bathroom basin fitted in a vanity unit with 800mm drawers below, there will be a dual fuel towel rail and a bathroom mirror with light and heat demist.

EXTERNAL SPECIFICATION

Grey block paved driveway parking. Attractive dressed granite to the front of the properties with painted render to the rear. Roof of natural slate. Gated path to the side and dividing fence fully enclosing the garden. Rear garden to be finished with paving and artificial turf to offer an attractive but low maintenance area.





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			
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 water, electricity and drainage. Air Source Heat pump with multi zone underfloor heating to the ground floor and radiators to the first floor. Fibre broadband to the premises and 4 x data points throughout the property. Council Tax Band not yet allocated.

DRAWINGS, PLANS AND CGI IMAGES

The CGI's, plans and photographs are for identification purposes only and can be subject to change. Prospective purchasers are advised to have a physical viewing to satisfy themselves prior to purchasing the property.

RESERVATION FEE

On acceptance of an offer, the purchaser will be required to pay a non refundable £2,500 reservation fee. Once this has paid and received by our clients, the property will be marked as 'sale agreed' and no further viewings will take place. The timescales for exchange of contracts will also be determined at the point of an offer being accepted.

WARRANTY

The property will benefit from a 6 year Professional Consultants Certificate.

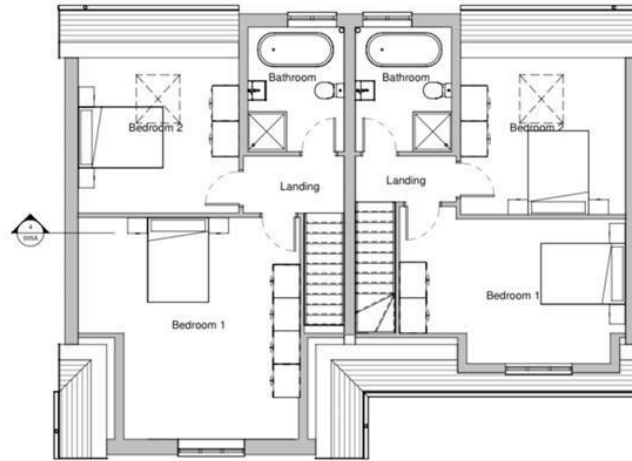
ANTI MONEY LAUNDERING REGULATIONS – PURCHASERS

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.

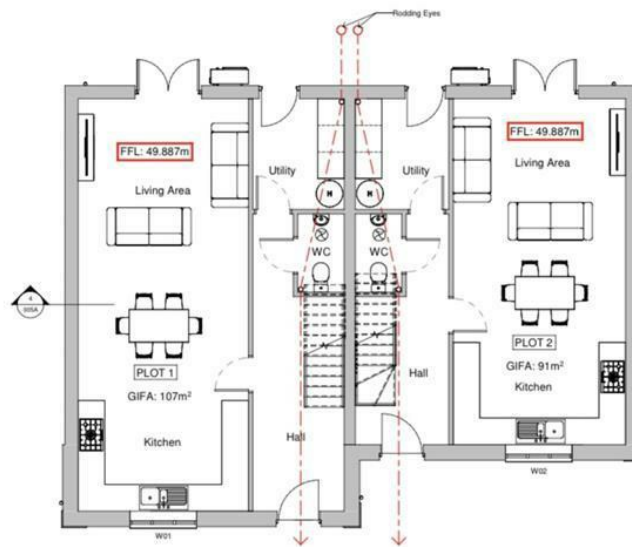
PROOF OF FINANCE – PURCHASERS

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.





2 First Floor Plan
1:50



1 Ground Floor
1:50

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.

