

Chy Bonnie Meaver Road Mullion, TR12 7DP





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Chy Bonnie is a fabulous modern reverse level large detached family home with commanding views out over the Lizard Peninsula and beyond to Mounts Bay. The house is built within a generous plot in a former serpentine and granite quarry, crafted to an extremely high standard by a well-respected local builder. The property is situated within a small gated community of five properties on the outskirts of Mullion, the largest village within the Lizard. The property has been extensively and tastefully updated throughout by the current owners. At the front of the house there is driveway parking for three cars and a spacious double garage with electrically operated doors. You approach the front door via a side gate into a private paved courtyard. As you enter the property into the bright and spacious split level entrance hall you find a cloakroom, large cloaks/shoes cupboard and utility room. Upstairs is light and airy with natural light flowing in through triple aspect windows in the living room, double glazed doors and glass panelling in the separate dining room and double glazed doors in the kitchen diner. There is a large balcony spanning the whole of the rear of the house offering outdoor seating with stunning, panoramic views and overlooking the large rear garden. On the ground floor there is a large airing cupboard in the hallway. There are four bedrooms and two bathrooms all offering ample space to accommodate a growing family or to entertain guests. The garden, which includes a wraparound patio, is laid mainly to lawn with a tiered landscaped section stocked with mature shrubs. This raised garden terracing offers another outdoor seating area with additional spectacular countryside and distant sea views.



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GUIDE PRICE £725,000

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 and craft shops. There is a popular golf course close to the village and also hotels with swimming pool etc. 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 with staircase up to the first floor and another down to the ground floor.

Utility Room

Cloakroom

FIRST FLOOR

Living Room

Dining Room

Kitchen/Diner

GROUND FLOOR

Bedroom One with built in wardrobes and Ensuite

Bedroom Two with patio doors to the garden

Bedroom Three with built in wardrobes.

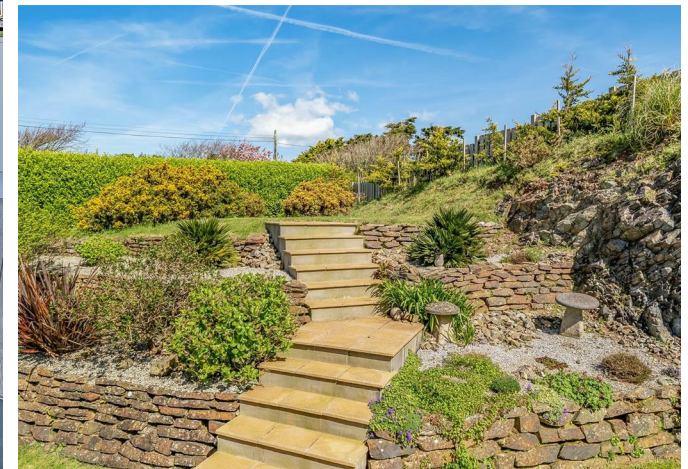
Bedroom Four/Office

Family Bathroom

Outside

This property boasts a rear garden of generous proportions, primarily laid to lawn. A patio area gracefully envelopes the property, encouraging a seamless blend of indoor and outdoor living. The property's boundaries enjoy a charming Cornish style wall and lush hedging, ensuring a substantial degree of privacy. A tiered section, in the corner, has been thoughtfully landscaped for easy upkeep while enhancing the fantastic view. The front of the property features a quaint courtyard that not only provides private access to the front door but also offers a sunny spot for outdoor seating.





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			
		76	85
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 Shared Private drainage. Oil Fired Central Heating.

Council Tax Band- E**Agents Note**

Our client has informed us that the costs of the private sewage treatment plant and the electric gates are shared proportionally to the size of the property, by the residents in Carne Quarry.

Broadband and Mobile 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/>

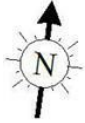
Anti Money Laundering Regulations - Purchasers

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

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.



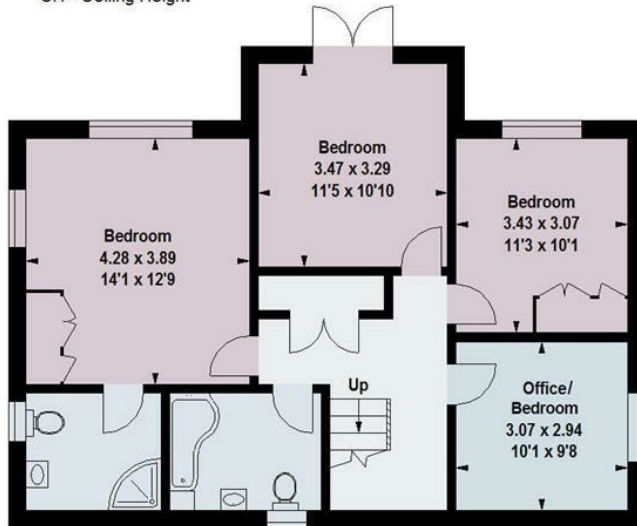


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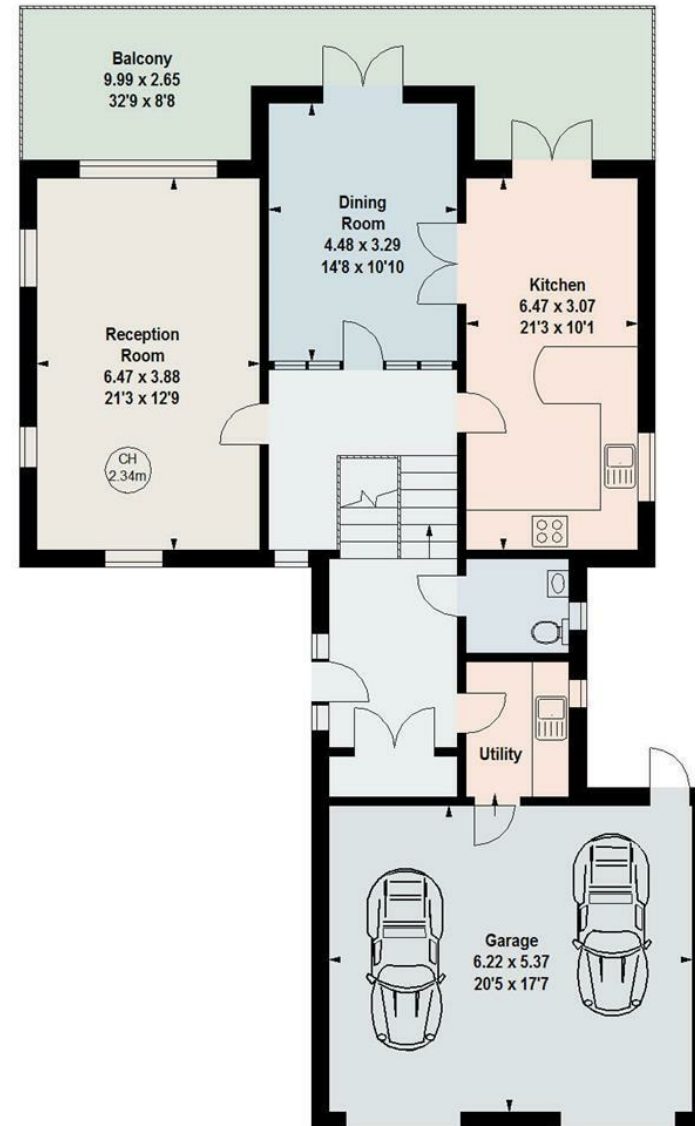
Approximate gross internal area

2129 sq ft / 197.78 sq m

Key :
CH - Ceiling Height



Lower Ground Floor



Ground Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines

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.

