



**Hazel Cottage Nansmellyon Road, Helston, TR12 7DQ**  
**Guide price £335,000**



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Welcome to the epitome of coastal village living at our new build property in Mullion. Nestled within an exclusive development, this home blends classic charm with contemporary luxury, promising an idyllic village lifestyle. Thoughtfully designed, the property seamlessly integrates with the village's character, boasting a blend of timeless aesthetics and modern amenities. The ground floor features an inviting open-plan layout, fitted with a fully equipped kitchen with sleek stone countertops that gracefully transitions into a sunlit dining and living area. Direct garden access enhances indoor-outdoor flow, inviting you to savour the coastal air. Functionality is paramount, with a dedicated utility room and cloakroom on the ground level for added convenience. Ascend to the first floor to discover two spacious double bedrooms, complemented by a sumptuously appointed bathroom showcasing both a bath and separate shower, embodying relaxation and refinement. Externally, practicality meets elegance with block paved parking at the front and a thoughtfully landscaped, low-maintenance enclosed garden at the rear—perfect for unwinding in the afternoon or soaking up the evening sun. This property caters to those craving modern comfort and convenience in a quintessential village setting, ideal for enjoying Mullion's breathtaking coastline and lush countryside. Mullion itself offers a wealth of amenities, including highly sought after primary and secondary schooling, ensuring a fulfilling lifestyle for families and individuals alike. Embrace coastal living at its finest—where classic meets contemporary and convenience meets charm—in this exclusive property destined to be the heart of Mullion's vibrant community.



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#### 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 its 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

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 which is fitted with a modern shaker style kitchen in driftwood blue with white stone worktops over. This flows 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 houses a plant cupboard as well as offering additional storage and space for a washing machine and dryer. The cloakroom is fitted with white sanitaryware. The first floor hosts two double bedrooms and the luxuriously appointed family bathroom 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 - 26'9" x 12'8"

UTILITY ROOM INCLUDING PLANT CUPBOARD - 8'1" x 6'9"

CLOAKROOM - 5'8" x 3'2"

BEDROOM ONE - 16'9" x 12'7" - maximum overall measurements restricted head height in places

BEDROOM TWO - 12'5" x 10' maximum overall measurements restricted head height in places

BATHROOM - 8'10" x 7'1"

#### 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 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 is white throughout with the bathroom basin fitted in a vanity unit with 800mm drawers below, there is 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 finished with paving and artificial turf to offer an attractive but low maintenance area.

#### 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. Please be aware that the internal photographs are of Willow Cottage the first property to be completed on the development which is handed the opposite way, these photographs are intended to give an indication of finish.

#### 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 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/>



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		