

Mullion, 1 Tregowris Court
St. Keverne, Cornwall TR12 6PT







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Set in an Area of Outstanding Natural Beauty, with much of the coast owned by The National Trust, and converted from a former farm building, this charming and compact holiday home has been in the present ownership for over 20 years.

From the road through the farm entrance gate walk into this quaint one bedroom, single storey, holiday property and enjoy the peace and quiet of this unspoilt area of Cornwall. Mullion Cottage has a welcome feel the moment you walk through its stable door, with vaulted beamed ceilings and pine internal doors. Its fitted kitchen area has space for a cooker and fridge/freezer.

The generous sized bedroom, which takes a generous double bed and has space for a bunk bed also provides access to the bathroom which has a large walk in shower and heated towel rail. The cottage has electric storage heaters throughout.

The owners each have a designated parking space as well as the use of a communal garden which also has beautiful rural views over open countryside. Both the parking area and communal garden are freehold, the freehold of which is shared equally between the seven cottage owners. This little gem offers the opportunity of a unique freehold property.



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

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Guide Price £125,000

Location

Located between the sailing waters of the Helford River and the sandy beach of Coverack, Tregowris is a quaint hamlet approximately 1.6 miles from the village of St. Keverne. St Keverne is an active village and has a good range of amenities including a doctors surgery, general store, two public houses, church, primary school and a butchers. The Lizard Peninsula itself is renowned for its rugged coastline, beaches and cliff top walks. The nearby market town of Helston provides more extensive amenities including national stores, cinema, health centre and a leisure centre with indoor pool.

Accommodation

Living Room
Bedroom
En-suite Shower Room.

Garden

To the front of the cottage there is a small private enclosed garden an ideal space for relaxing or entertaining friends and family. There is also a further communal grassed area and shed for the use of cottage owners.

Parking

There is a communal parking area at the front of the property which provides one parking space for each property within Tregowris Court.

Services

Mains water, mains electricity, shared septic tank.

Council Tax Band A

Our client has advised us that due to the occupancy restriction, it is exempt from the new government legislation on 200% council for second homes.

Construction

Our client has advised us that the property is built with concrete construction with an internal insulation. If prospective purchasers are looking to obtain a mortgage we would advise speaking to your mortgage lender of broker to ascertain if this is acceptable to lenders prior to viewing the property or making an offer.

Agents Note One

Prospective purchasers should be aware that each property owner within Tregowris Court have a legal share





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		31	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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

in the Tregowris Court Residents Management Company. They all pay £1 per year for their share. Our client advises that the current annual service charge is £85 and covers the maintenance of the communal gardens and parking area and also includes the insurance.

Agents Note Two

Prospective purchasers should be aware that there is an occupancy restriction on the property which states that it cannot be occupied continuously by the by the same resident for more than 42 days at a time and, overall, for no longer than eleven months of the year. Occupancy for the period of 7th January - 11th February in any calendar year is not permitted.

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

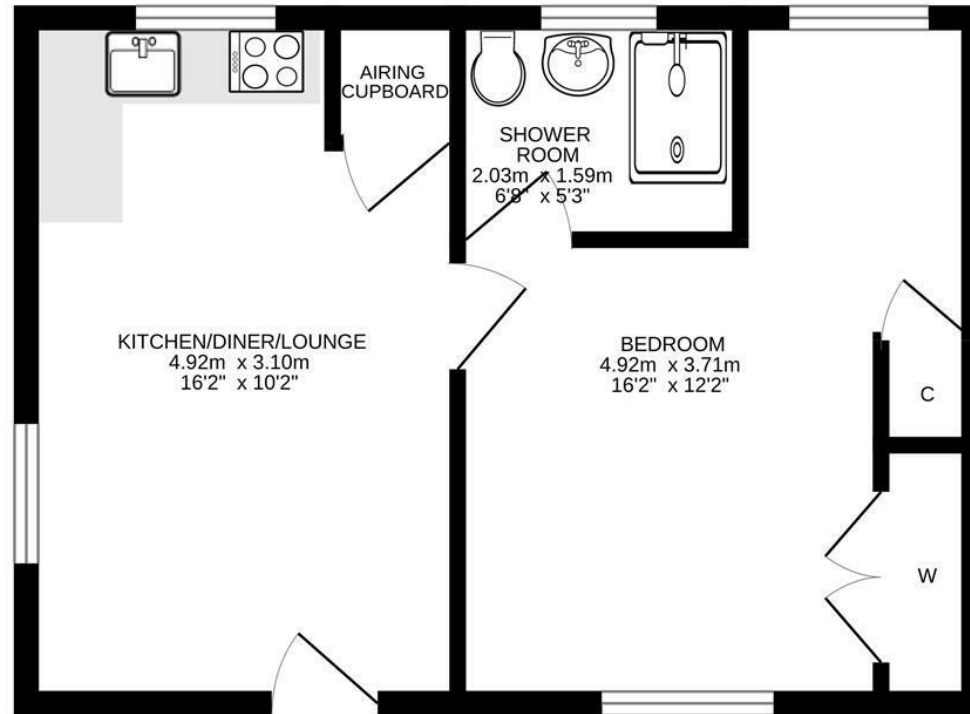
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale

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



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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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.

