

Polurrian, Lender Lane  
Mullion, TR12 7RJ











# Polurrian, Lender Lane Mullion, TR12 7RJ

Nestled in the charming and sought after village of Mullion, this delightful two-bedroom barn conversion is a true gem waiting to be discovered. Boasting a cosy lounge dining room, two bedrooms, and a bathroom, this property exudes warmth and character. Whether you're seeking a permanent residence or a holiday retreat, this barn conversion offers the perfect blend of comfort and convenience. From its position, this property is within walking distance to a range of amenities as well as to the coast. The beautifully manicured communal gardens provide a serene escape where you can unwind and enjoy the beauty of nature. With parking space for one vehicle, you'll have the convenience of off-road parking right at your doorstep. Don't miss the opportunity to make this charming barn conversion your own, as it is being sold with no onward chain. Embrace the quintessential British countryside living with a touch of coastal charm at this lovely property in Mullion.



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

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**Guide price - £275,000**

**Location**

Mullion is the largest village on the Lizard Peninsula offering a good range of facilities including; shops, well regarded primary and secondary schools, eighteen hole golf course, churches, health centre, horse riding stables and a pharmacy. The ancient market town of Helston is approximately seven miles away and offers more extensive amenities to include national stores, cinema and a leisure centre.

**Accommodation**

- Entrance hall
- Lounge dining room
- Kitchen
- Bedroom
- Bedroom
- Bathroom

**Outside**

The property benefits from beautifully manicured and presented communal gardens, featuring lawn areas, footpaths laid to stone chippings and mature trees.

**Parking**

The property benefits from allocated parking in the car park for one vehicle.

**Services**

Mains water, electricity and drainage. Night storage heaters.

**Lease information**

The property benefits from the remainder of a 999 year lease from 1987. There is a management company for the apartments and the service charge for the year is currently £1,588.40. Please contact the Mather Partnership for further information.

**Council Tax Band**

The property is registered as business rates, but was previously Band B.







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			
		53	74
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



### **Anti-Money Laundering Regulations**

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.

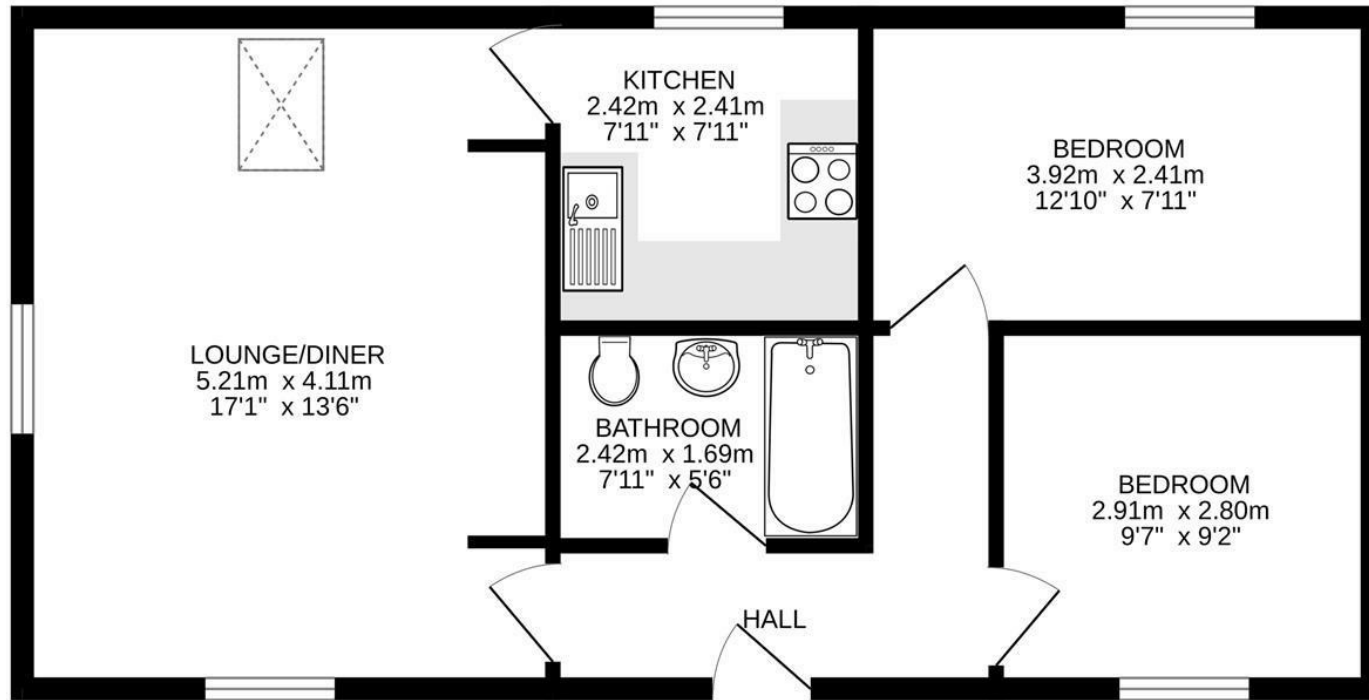
### **Broadband & Mobile Phone Coverage**

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/>





# 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.





Poluvian

