



Westward Cove Road
Mullion, TR12 7EX







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VIDEO TOUR AVAILABLE! This charming four double bedroom detached house is ideally situated within a short walk of the stunning Mullion Cove and the village centre. Westward offers exceptional countryside views and boasts flexible and versatile living accommodation.

It has three reception rooms comprising of:

The large Lounge enjoying a triple aspect, creating a light and airy atmosphere. It has sliding doors onto a balcony with fabulous views.

The Snug, which has a large log burner, perfect for the winter months, providing a warm and cosy space.

The third reception room is a good sized Dining room, with lovely views over the garden, down to the stream and the fields beyond.

The newly fitted Symphony kitchen has top of the range Bosch, Neff & Franke appliances.

Custom made Duke Stone quartz worktops & Karndean flooring finish off the kitchen.

Westward has driveway parking for 4 cars and a single garage. You will enjoy the numerous seating areas, including a 26' Sundeck above the Lounge and eco recycled plastic decks down in the garden. They are all positioned to take full advantage of the breathtaking views. The landscaped gardens are a real highlight, making this property truly special. Viewing is essential to fully appreciate all that this beautiful property has to offer.



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

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GUIDE PRICE - £735,000

Location

Westward is nestled between Mullion Cove and Mullion village in a beautiful position with stunning countryside views. There is a stream in the valley just below the garden which is a haven for wildlife. Several of Cornwall's most beautiful beaches are close by, it's just a 12 minute walk to the sands of Polurrian Cove. The stunning Mullion Cove is just an 8 minute walk with your kayak or paddle board. The South West coast path is nearby and provides direct access to miles of stunning coastal walks. The centre of Mullion is a short distance away & has plenty of facilities, including a Co-op supermarket, Spar, Doctors Surgery and Public Houses. Leisure opportunities locally include golf and horse riding. The Mullion Cove Hotel and Polurrian Hotel both offer Spa and health clubs where swimming and gym facilities can be enjoyed. Mullion has excellent Secondary and Primary Schools and is in the heart of the Lizard Peninsula. The beautiful destinations of Poldhu, Lizard, Kynance Cove, Cadgwith and Coverack to mention just a few, are all close by. The town of Helston with comprehensive facilities is around a 15 minute drive away whilst Falmouth, Penzance & the city of Truro are all within 30 to 45 minutes. After turning into Predannack Rd, turn right after approximately 50 metres into the byeway signed Porthpradnack. Westward is on the left side after approximately 50 metres.

Ground Floor Accommodation

Entrance Porch with useful storage cupboards
Snug with Wood Burner
Large Lounge with Balcony
Dining Room
Inner Hallway
Symphony Fitted Kitchen with outside sitting area
Cloakroom

First Floor Accommodation

Inner Hallway
Double Bedroom with En suite Bath with shower over
Double Bedroom with En suite Shower
Double Bedroom
Double Bedroom
Family Bathroom with Bath & Shower
26' Sundeck
Garage with Utility area

Gardens

Westward has landscaped gardens which are beautifully presented and take full advantage of the stunning views. The main area of garden is to the rear of the property and is laid to well maintained lawn with colourful plant borders and shrubs. This area has a green house, a Lifetime 3.0m x 2.1m garden shed and an amazing wedge shaped eco recycled plastic deck measuring 4.5m x 4.0m. In addition there is a round decking area and terraced areas at the back of the house.

The bottom of the gardens is accessed via oak steps and a gravelled pathway above the beautiful stream.

The property boasts many decked seating areas, terraces and a balcony all of which offer fantastic views over the gardens to the rolling countryside behind. The 26' sundeck above the lounge is accessed through either of two bedrooms or via the bridge from the front of Westward. The lounge opens onto a large balcony. At the side of Westward the garden continues with a formal pond and seating area.

Services

Mains electricity, water and private drainage. Electric heating via a combination of night storage heaters and electric panel heaters.





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			
			79
		32	
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		
		53
		10
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Council Tax Band- E

Agents Note

Our clients have informed us that the property enjoys pedestrian and vehicular access over the public byeway to the property.

Broadband and 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/>

Anti Money Laundering Regulations - Purchasers

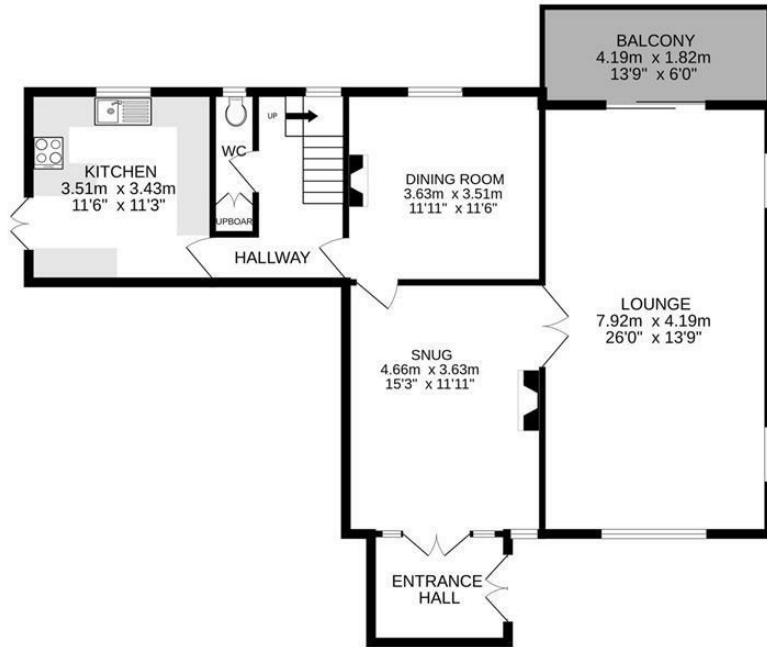
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

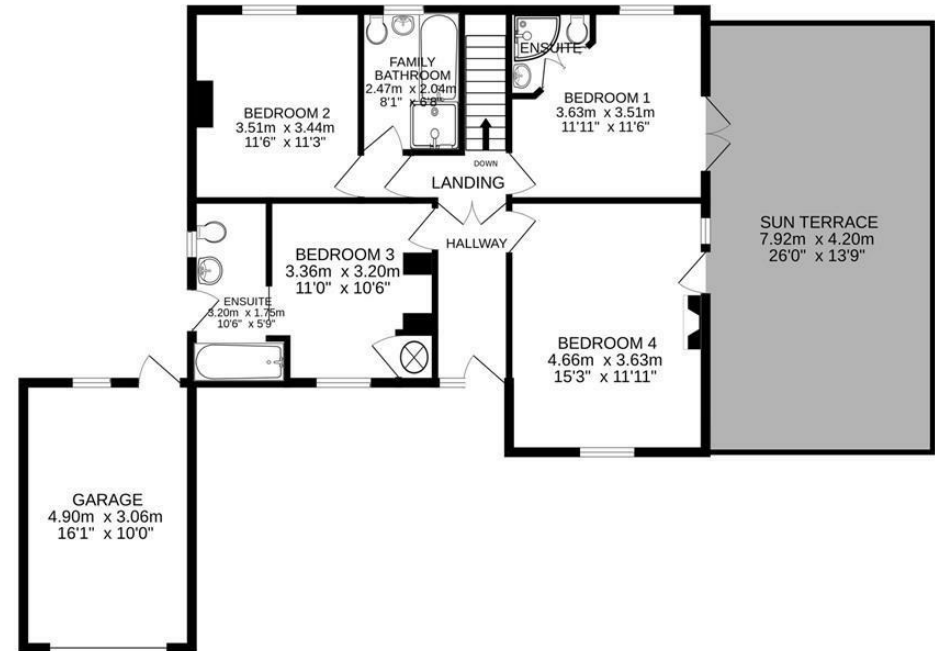
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR
88.1 sq.m. (948 sq.ft.) approx.



1ST FLOOR
86.3 sq.m. (929 sq.ft.) approx.



TOTAL FLOOR AREA : 174.4 sq.m. (1877 sq.ft.) approx.

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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