

Venton Arriance Trewoon Road Mullion, Cornwall TR12 7DT







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Set within an Area of Outstanding Natural Beauty with stunning far reaching views,
close to Mullion village.

There are many local beaches close by, including Mullion Harbour, Polurrian
Beach, Poldhu Beach and Church Cove to name just a few.

The property comprises;

The Cottage - 3 double bedrooms, fully renovated

The Stable - 2 double bedrooms, fully renovated

Building plot for a 3 bedroom property - planning app ref - PA 17/06862

Detached single storey barn (approx. measurements 18.3m x 5.5m)
Development potential subject to necessary conditions

Gardens and extensive parking



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

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Guide Price £950,000

Location

We are delighted to offer this exciting opportunity to purchase Venton Arriance, being offered to the market for the first time in 17 years, it enjoys the tranquility of country living whilst still being within reach of day to day facilities.

Living here would place you in an area of Outstanding Natural Beauty with far reaching views, close to Mullion village, the largest village on The Lizard peninsula which is a thriving community centred around a variety of shops, inns, cafes, restaurants, craft shops and amenities including primary and secondary schooling, public transport, Health Centre and Pharmacy.

There are fine, sandy beaches at Polurrian Cove, Poldhu Cove, Church Cove as well as the picturesque Mullion Cove. For keen golfers, Mullion Golf Course offers an 18-hole course and luxurious hotels at Mullion and Polurrian Cove, both offering fine dining and membership options for their spa and leisure facilities.

The Cottage - 3 Bed Renovated

A three bedroomed, character cottage incorporating exposed feature stone walling, inglenook fireplace with a wood burner inset, bespoke fitted kitchen with corian worktops and complimentary central island/dining area, direct access to the enclosed rear gardens and a separate lounge with second wood burner set within another feature character fireplace. To the first floor are three bedrooms, bathroom and en suite. Gardens enclosed to rear.

The Stable - 2 Bed Renovated Reversed Level

Another tastefully renovated property with two double ground floor bedrooms, bathroom and slate flooring. To the first floor is a large open plan living room providing beautiful views over surrounding countryside, bespoke fitted kitchen and complimentary island, exposed beams, exposed wooden flooring. Again, gardens to the rear.

Building Plot - With PP For 3 Bed Property

Planning for 3 bedroom property. For further information, please see online Planning PA 17/06862. Electricity connected and drains connected. Gardens surrounding.

Detached Barn for Development

Single storey barn measuring approx. 18.3m x 5.5m (measurements approximate supplied by Vendor) - with development potential, subject to necessary consents.

Gardens

This is a substantial plot that could be split well between the units. Extensive parking to the front within a courtyard setting.

Services

Mains electric and water. Private drainage. Oil heating.

Council Tax Bands -

A (The Cottage) & B (The Stable)





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			
		52	73
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

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

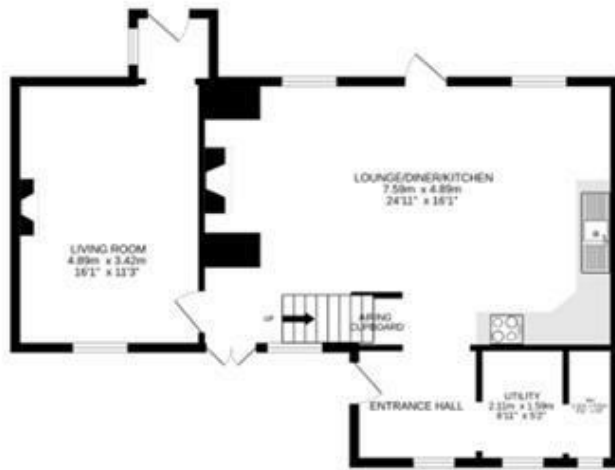
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

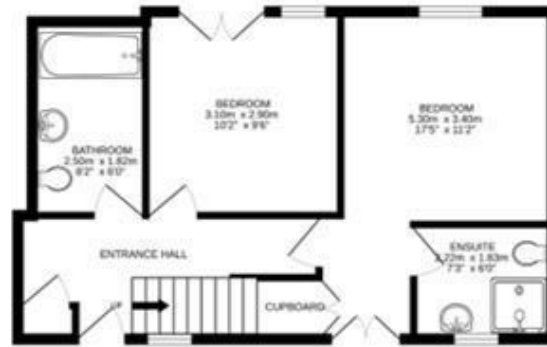
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



THE COTTAGE GROUND FLOOR



THE STABLE GROUND FLOOR



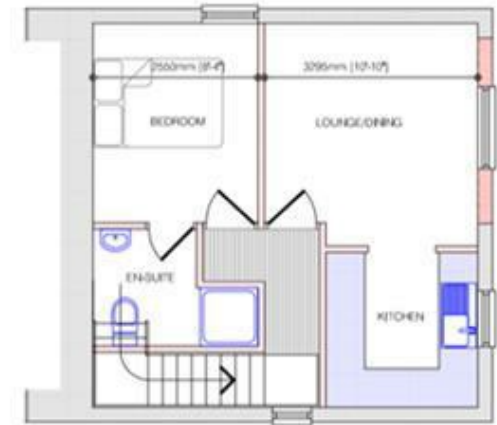
THE BARN



THE COTTAGE 1ST FLOOR



THE STABLE 1ST 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 is to their operability or efficiency can be given.
Made with MyPlan 12/24

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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.



Mullion Cove

