

# Gulls

Mullion Cove, Cornwall TR12 7EP











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## Mullion Cove, Cornwall TR12 7EP

This lovely three bedroom detached dormer bungalow is situated in a fantastic location, offering both countryside and sea views. It is conveniently close to Mullion Cove Hotel and the harbour. The open plan lounge and diner create a great social space, with the kitchen just off to the side, allowing you to stay connected while preparing meals. The conservatory provides additional seating for cooler evenings and is a perfect spot to watch the sunset.

The two downstairs bedrooms are well-proportioned doubles, and the main bathroom features both a separate bath and shower, ensuring easy living. Upstairs, the large master bedroom boasts an ensuite bathroom and enjoys sea views.

Outside, the gardens are a true gem, featuring a large lawn area surrounded by mature shrubs that offer a good level of privacy. The raised patio area provides fantastic outdoor seating, perfect for enjoying sunny days.



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**GUIDE PRICE- £600,000**

**Location**

Situated in an area of outstanding natural beauty, Gulls provides an exceptional opportunity for someone to purchase a property just moments from the dramatic coastline of Mullion Cove and the South West Coast Path. Mullion Cove is a quaint fishing cove on the West Coast of the Lizard Peninsula in Cornwall with unrivaled access to stunning coastal walks, beautiful beaches and rural countryside. The village of Mullion which is the largest village on the Lizard Peninsula, is approximately one mile away and offers a good range of facilities including primary and secondary schools, a health centre and pharmacy as well as local public houses and shops. The market town of Helston is some eight miles distant and provides a more comprehensive range of shops and amenities and the main line rail link to London Paddington can be picked up from Penzance, Redurth or Truro.

**Accommodation**

Entrance Hallway

Hallway  
Bedroom One  
Bedroom Two  
Bathroom  
Kitchen  
Lounge/Diner  
Stairs to Landing  
Bedroom Three with En-suite

**Outside**

This garden is a standout feature of the property, boasting a generous size and primarily laid to lawn, making it ideal for outdoor activities. The raised patio area provides an excellent spot for alfresco dining, perfect for enjoying meals in the fresh air.

**Garage**

Providing a good amount of storage and electricity inside.







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	51
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



**Parking**

Off road parking for two vehicles

**Services**

Mains electricity, main water. Private drainage. Oil Fired Central Heating. Calor Gas for the Fire in the Lounge.

**Council Tax Band-D****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- 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.

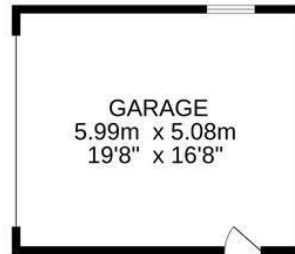
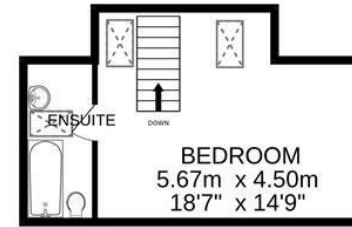




GROUND FLOOR



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 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.



