



Trembel Cottage  
Mullion, Cornwall TR12 7DA







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This beautifully presented and extended family home in Mullion, offers a perfect blend of original features and modern touches, providing a unique living experience. Once you step inside, you are greeted by an incredible open plan lounge kitchen dining room, featuring a modern contemporary kitchen and a large open fireplace with wood burner. The kitchen is a true highlight of this property, offering a stylish and functional space for all your culinary adventures. Tri-folding doors open into the garden and flood with living room with light. There is a snug reception room, utility room and shower room completing the ground floor accommodation. With five bedrooms and three bathrooms, there is an abundance of space for everyone to enjoy their own privacy and comfort. The quiet rural position of this property ensures peace and tranquillity, allowing you to escape the hustle and bustle of everyday life. Whether you are looking for a family home or a peaceful retreat, this property ticks all the boxes, and it is being sold with no onward chain. Don't miss out on the opportunity to own this gem in Mullion. Book a viewing today and start envisioning the life you could create in this wonderful home.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,  
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**Guide price - £759,500**

**Location**

The property is situated on a quiet lane, just a short distance from the centre of Mullion. 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  
Reception room  
Lounge kitchen dining room  
Utility room  
Shower room  
Bedroom

Ensuite  
Bedroom  
Bedroom  
Bedroom  
Bedroom  
Bathroom

**Outside**

The property benefits from a wonderful plot, with low maintenance parking areas to the front elevation, and large open lawn & landscaped patio areas to the rear elevation. There is a good size storage unit which also provides housing for the borehole filter and pump system.

**Services**

Mains electricity. Borehole water, private drainage (Klargester) and oil fired central heating.  
Freehold tenure.

**Council Tax - Band E**





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 96        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| 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 |           |

**Agents note**

The access lane is owned by a local farmer and the property has a legal right of access over the lane.

**Agents note two**

Our clients have informed us that the property has planning permission for a dormer window and two bridges off the 1st floor landing, into the elevated rear garden. This could be incorporated with having a structure in the garden to be used as a home office.

**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**

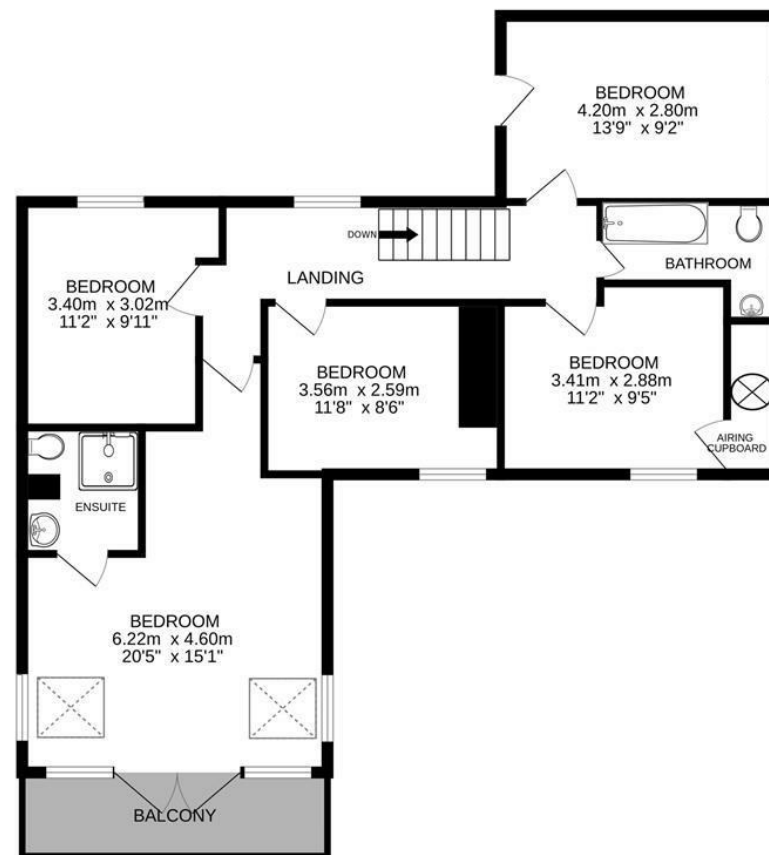
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



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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