

# Hollie's Haven, Trembel Lane Mullion, TR12 7DA











# Hollie's Haven, Trembel Lane Mullion, TR12 7DA

Welcome to this stunning newly built detached home located on Trembel Lane in the sought-after village of Mullion. This property boasts a contemporary finish and offers a tranquil setting with picturesque countryside and sea views. As you step into this impressive reverse level home, you are greeted by spacious accommodation over two floors, including three well appointed bedrooms, including a master en-suite, and a large family bathroom to the ground floor. The light and spacious, open plan lounge kitchen dining room to the first floor is a wonderful room, featuring a vaulted ceiling and affording superb views. The modern design and attention to detail make this house a truly special find close to the heart of the village. Whether you are captivated by the allure of countryside living or the calming views of the sea, this property offers the best of both worlds. The quiet location of the house provides a serene environment, ideal for those seeking a peaceful escape from the hustle and bustle. Contact us today to arrange a viewing of this immaculate home.



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

**Tel: 01326 565016 | [sales@thematherpartnership.co.uk](mailto:sales@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide price - £565,000**

**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  
Bedroom  
En Suite  
Bedroom  
Bedroom  
Bathroom  
Lounge kitchen dining room  
Balcony  
Utility room  
WC

**Dimensions**

Bed 1 : 3220 x 3590  
Bed 2 : 4210 x 2630  
Master : 4290 x 4210  
En suite Bathroom : 2330 x 1500  
Hall excluding stairwell: 5200 x 1420  
Main Bathroom : 3150 x 2050  
Lounge area : 6150 x 7030  
Kitchen area : 4490 x 3440  
(over internal open space 9590 long)  
Utility 920 x 2220

**Outside**

The property offers offroad parking for 2-3 vehicles at the front. To the side, a hardcore area provides a blank canvas to maximise the space, with the potential to add a garage, subject to the necessary planning permissions. At the rear, a patio area with slate paving is complemented by raised plant beds.

**Agents note**

The adjacent property "Willows View" is currently under construction and is available at offers over £600,000. Any potential purchasers will have the option to discuss the internal finishes for the property with our client.







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			
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	



**Services**

Mains water, drainage and electricity Air source heat pump to under floor heating. Freehold tenure.

**Council Tax Band - TBC****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.

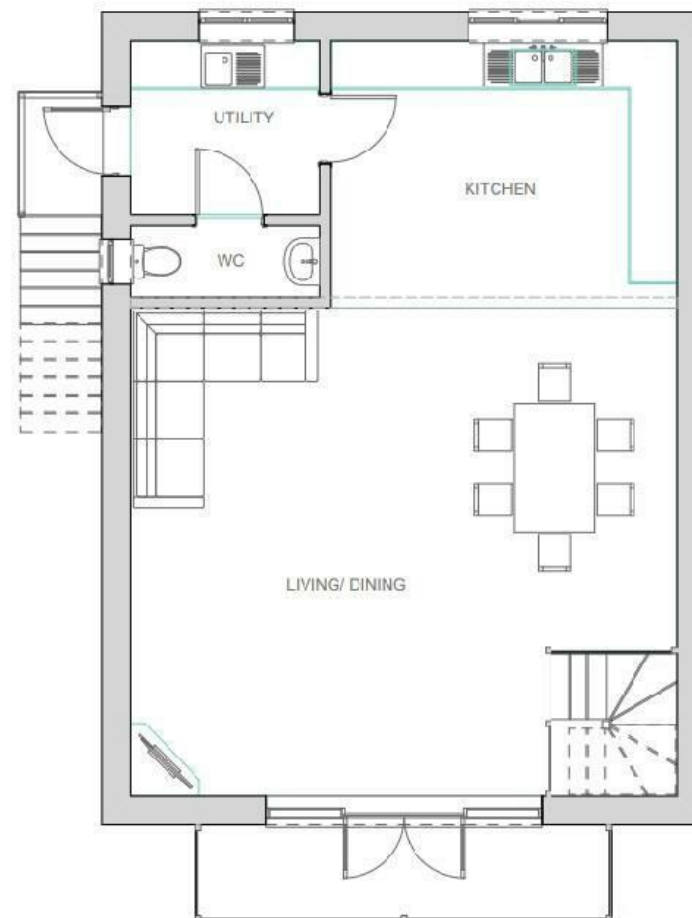
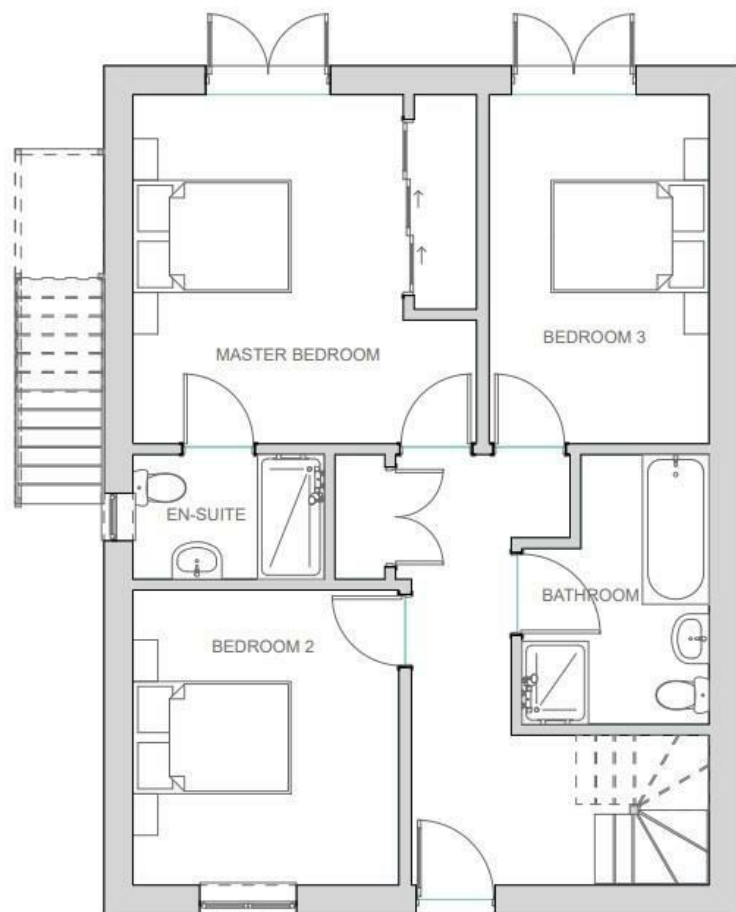
**Proof of finances**

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/>





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.



