



Willows View, Trembel Lane,
Mullion, TR12 7DA





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Perfectly positioned on the quiet Trembel Lane in the picturesque village of Mullion, is this spacious reverse level detached home. The property, which is part of an exclusive development of only two homes, is currently under construction and offers a unique opportunity for prospective buyers to acquire a modern home tailored to their tastes. Potential purchasers have the option to input their desired finishes for kitchens, bathrooms and other finishes with our client. With three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this property is designed for both comfort and convenience. The contemporary design features a reverse level layout, allowing for stunning countryside and coastal views to be enjoyed from the main living areas. The open-plan reception room is perfect for entertaining, while the balcony provides an ideal spot to relax and take in the breathtaking surroundings. In addition to its stylish interior, the property boasts off-road parking, ensuring ease of access, and a low maintenance garden, perfect for those who prefer to spend their time enjoying the outdoors rather than tending to it. This home is not just a place to live; it is a lifestyle choice, offering the perfect blend of modern living and natural beauty. With its enviable location and thoughtful design, this property is sure to attract those seeking a tranquil retreat in one of Cornwall's most charming villages.



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

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Price - OIEO £600,000

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

Agents note

The photos provided in this brochure are for the show home "Hollie's Haven" which is the neighbouring property and is currently available for sale at a guide price of £595,000. The photos are for illustration purposes. 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 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	

Outside

The property offers generous 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.

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.

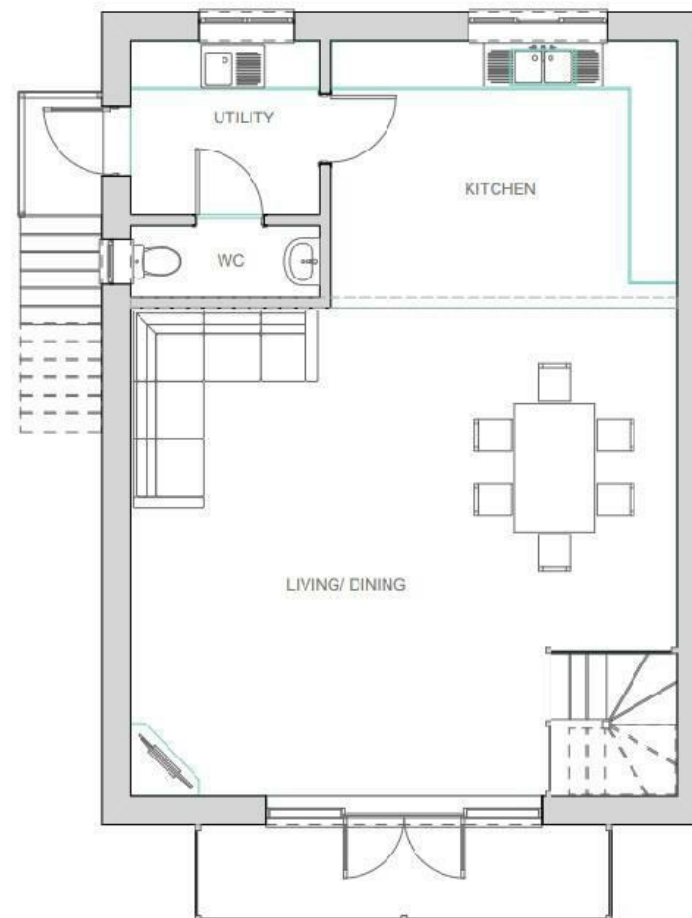
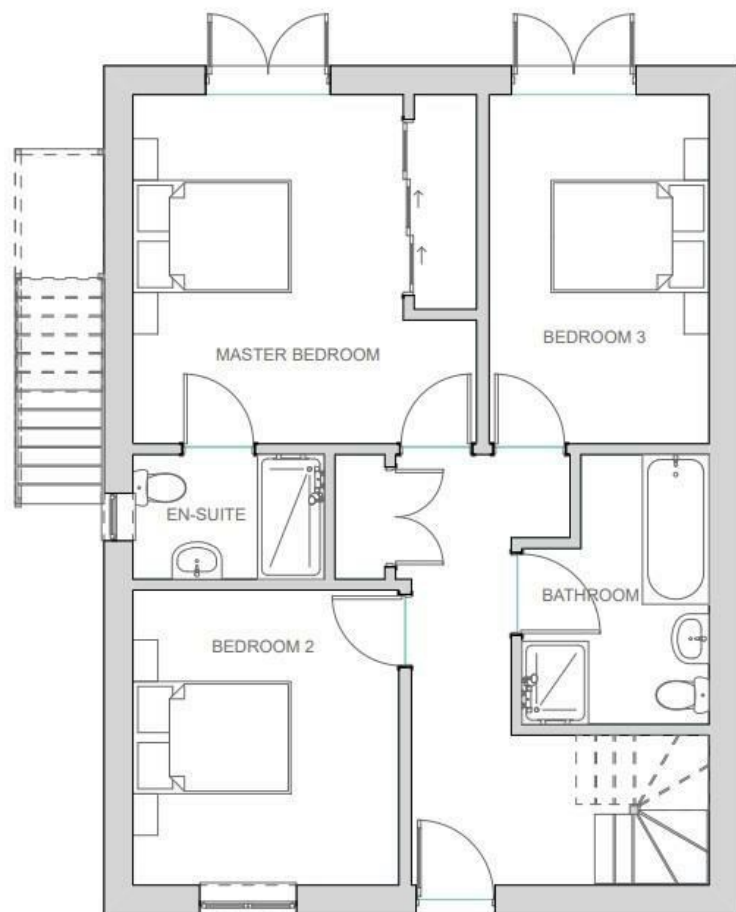
Broadband & Mobile Phone Coverage

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/>

What3Words

///streaks.unearthly.holidays





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.

