

4 Coastguard Cottages

Mullion, TR12 7EP



MATHER
PARTNERSHIP





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Set over three levels to maximise both space and breathtaking sea views, this delightful three bedroom terraced cottage offers the perfect blend of comfort and practicality. At the heart of the home is the well equipped kitchen/diner, boasting ample storage and a welcoming atmosphere for family meals and gatherings. The cosy living room provides a warm retreat, ideal for unwinding after a long day. The first floor features two well-proportioned bedrooms and a convenient shower room, while the second floor is dedicated to the master bedroom, where stunning sea views create a peaceful and picturesque setting. Outside, the enclosed rear garden is mainly laid to lawn, with a patio area perfect for outdoor seating and entertaining. To the front, off road parking for two vehicles and a dedicated storage area add to the home's practicality.



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Guide Price- £280,000

Location

Situated in an area of outstanding natural beauty, this property 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, Redruth or Truro.

Accommodation

Shower Room
Front Porch
Kitchen/Diner

Living Room
Stairs to Landing
Bedroom Three
Bedroom Two
Shower Room
Stairs to Landing
Bedroom One

Parking

Off road parking for two vehicles.

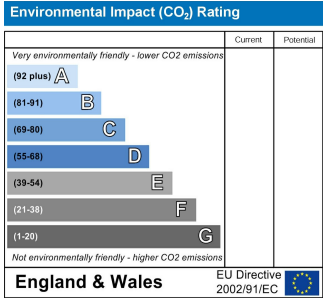
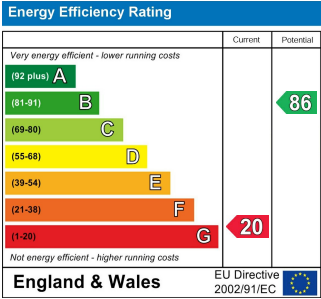
Outside

Step out onto a charming patio area, perfect for outdoor seating and alfresco dining. Beyond the patio, the south facing garden is mainly laid to lawn, an ideal space for relaxing in the sun while soaking up the fabulous sea views. There is also a useful shed for storage.

Services

Main electricity, water. Private drainage.





Agents Note

Our client has informed us that the property enjoys pedestrian and vehicular access over the private lane.

Rights of Way

Our client has informed us that the neighbouring properties have pedestrian right of way across the bottom of the garden.

Council Tax Band- C**What3Words**

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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/>



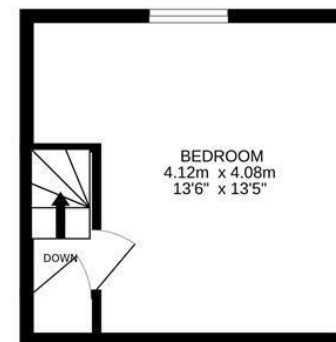
GROUND FLOOR



1ST FLOOR



2ND 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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