

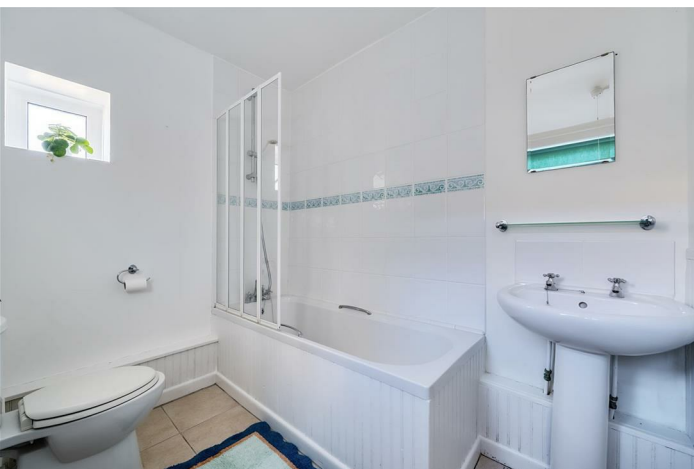
3 Coastguard Cottages

Mullion, TR12 7EP



MATHER
PARTNERSHIP





3 Coastguard Cottages

Mullion, TR12 7EP

Perfectly positioned near the beach and within easy reach of the village centre, this delightful three bedroom cottage offers breathtaking sea views and an exciting opportunity to create your dream coastal retreat. Set over three floors, the home is designed to make the most of its picturesque surroundings. The ground floor welcomes you into an open plan kitchen, dining, and lounge area, creating a sociable and versatile living space aswell as a family bathroom. On the first floor, you'll find two spacious double bedrooms, with one bedroom enhanced by an ensuite. The top floor is dedicated to a large double bedroom featuring built-in storage, sea views, and the added convenience of a separate toilet.

Outside, the enclosed rear garden is mainly laid to lawn, with mature shrubs providing a sense of privacy. To the front, off-road parking for two vehicles adds to the property's practicality.



The Mather Partnership, Offices in Helston & Hayle

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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

Open Plan Living Room/Dining Room/Kitchen

Front Porch

Bathroom

Stairs to Landing

Bedroom Three

Bedroom Two with Ensuite

Stairs to Landing

Bedroom One with Ensuite Toilet

Parking

Off road parking for two vehicles

Outside

This attractive south facing garden is predominantly laid to lawn, offering a spacious and versatile outdoor area ideal for relaxation or family activities. A well-positioned patio provides the perfect spot for outdoor dining or entertaining, while mature shrubs border the garden, creating a pleasant green backdrop and a high degree of privacy.

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(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	

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

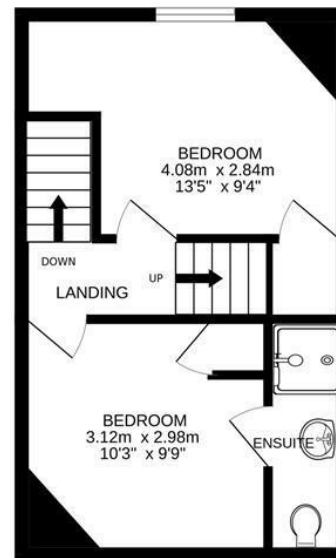
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



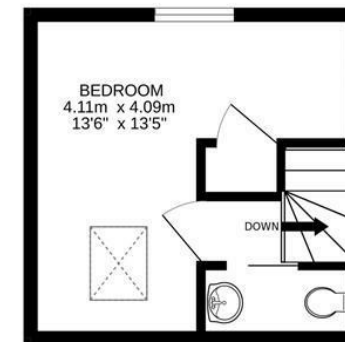
GROUND FLOOR



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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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.

