

The Milling House, Predannack Manor

Mullion, TR12 7HA







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Situated in the picturesque Predannack Manor on the edges of Mullion, this immaculately presented two-bedroom barn conversion offers a perfect blend of modern living and rural charm. The property boasts a contemporary finish throughout, ensuring a stylish and comfortable home for its occupants. Upon entering, you will find a welcoming kitchen dining room that serves as the heart of the home, ideal for both relaxation and entertaining. From the kitchen diner, there is a charming living room with windows to the front and French doors opening to the rear garden. The two well-appointed bedrooms provide ample space for rest, while the two bathrooms add convenience and privacy for residents and guests alike. The exterior of the property is equally impressive, featuring beautiful gardens that enhance the tranquil atmosphere of this sought-after rural location. The outdoor space is perfect for enjoying the fresh air or hosting gatherings with family and friends. For those with vehicles, the property offers parking for two vehicles, along with a garage, ensuring that you will never be short of space. This barn conversion is not just a home; it is a lifestyle choice, offering the opportunity to enjoy the serene countryside while still being within reach of local amenities. Whether you are looking for a permanent residence or a charming getaway, this property is sure to impress.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Price - £424,800

Location

Predannack near Mullion is a scenic area on the Lizard Peninsula in Cornwall, known for its rugged coastline and stunning views. It features picturesque spots like Mullion Cove, with its historic harbour and vibrant wildflowers. The area is perfect for walking, offering trails through moorland and heathland, and is rich in wildlife and natural beauty.

Accommodation

Entrance lobby
Kitchen dining room
Living room
Utility/WC
Bedroom
Ensuite
Bedroom
Ensuite

Outside

The property benefits from wonderfully presented gardens. To the front elevation is a low maintenance area laid to loose stone and sleeper beds planted with shrubs and flowers. To the rear elevation, there is a patio area which is a real sun trap. Steps lead up to a good size lawn area with planted borders, there is also a rockery garden stocked with plants and flowers. Further steps lead up to the off road parking area via a gated fence and the back door to the garage. The off road parking provides a space for up to two vehicles.

Garage

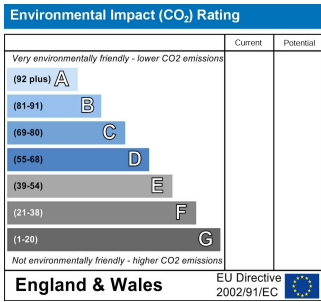
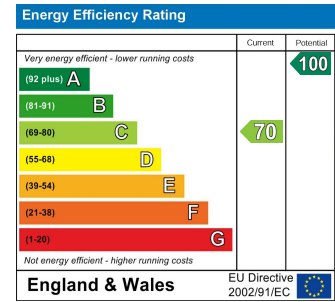
Good size garage with a pedestrian door to the rear and an electric garage door to the front. Power and light.

Services

Mains water and electricity. Oil fired central heating, under floor to ground and radiator system to first floor. Private sewerage treatment plant. Freehold tenure.

Council Tax Band- C





What3Words

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Anti Money Laundering Regulations – Purchasers

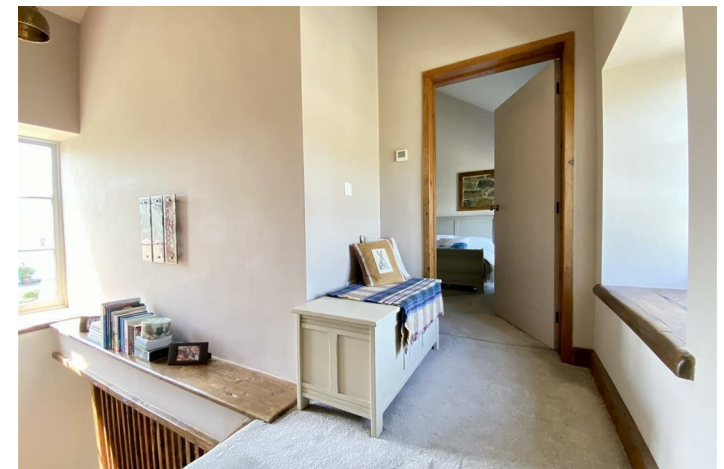
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

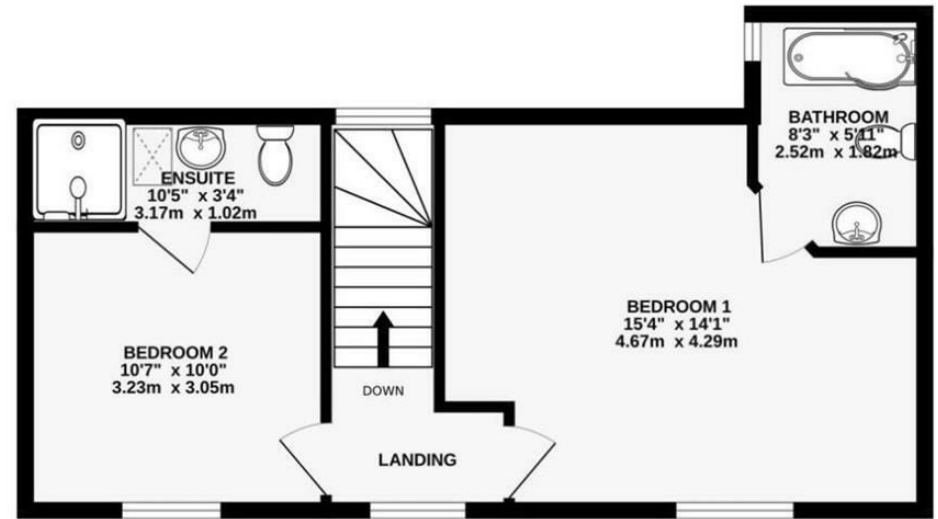
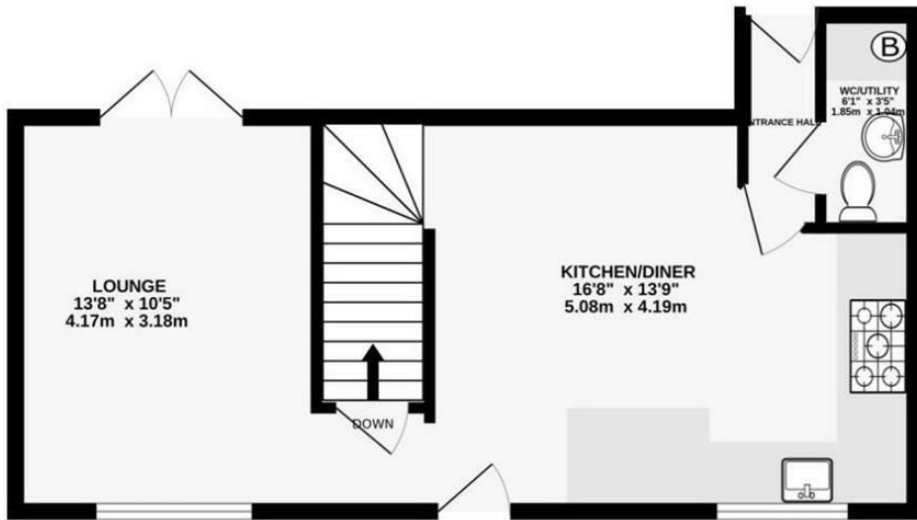
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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/>



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TOTAL FLOOR AREA : 893 sq.ft. (82.9 sq.m.) approx.

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.

