47 Redannack North
Mullion, TR12 7HE
MATHER
PARTNERSHIP

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This extended three bedroom home offers generous, flexible living accommodation, perfect for modern family life. Thoughtfully renovated, the property is ready to enjoy yet still offers plenty of scope for personalisation. A practical front porch provides useful storage and a welcoming entrance. Inside, the light and airy lounge/diner is a fantastic social space, with patio doors opening onto the rear garden. The kitchen is well equipped with ample storage, making it ideal for everyday living and entertaining.

The newly fitted shower room has been finished to a contemporary standard, while the downstairs bedroom, which also opens directly onto the garden, offers versatility, perfect as a guest bedroom, second reception room, or home office. Upstairs, there are two spacious double bedrooms and a family bathroom, offering a comfortable and well-proportioned layout.

Outside, the enclosed rear garden features a lawn and raised decked area, ideal for relaxing, entertaining, or family play. To the front, a lawned area adds to the home's kerb appeal.

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The Mather Partnership, Offices in Helston & Hayle
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Guide Price £265,000

Location
Mullion is the largest village on the Lizard and has an excellent range of day to day facilities to include shops, inns, cafes and restaurants and craft shops. There is a popular golf course close to the village and also hotels with swimming pool etc. Mullion is also renowned for it's high quality schooling with a popular primary school and exceptionally regarded Secondary School. In the centre of the village stands the mainly 13th century church of St Mellanus, renowned for its richly-carved oak bench-ends depicting biblical scenes, including that of Jonah and the Whale. Dramatic Mullion Cove is owned by the National Trust and has a pretty working harbour, protected from the winter gales by stout sea walls. The harbour was completed in 1895, when pilchard fishing was the main local industry and is still used by local fisherman. The old pilchard cellar and net store can still be seen. Another unofficial local industry was smuggling! There are a plethora of coastal walks accessible via the south west coastal path with stunning views to be enjoyed. Nearby Poldhu Cove is the perfect family beach, backed by sand dunes with a large car park nearby and a super café. Historic Church Cove can be walked to across the cliffs from Poldhu. Nearer to the village is Pollurian Cove which can be accessed via a footpath on an attractive clifftop walk, this is another fantastic family beach also popular with surfers.

Accommodation
Entrance Porch
Hallway
Lounge/Diner
Kitchen
Shower Room
Bedroom Three
Stairs to Landing
Bathroom
Bedroom Two
Bedroom One

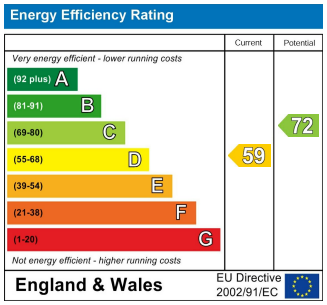
Outside
The enclosed rear garden is a lovely outdoor space, mainly laid to lawn and bordered by mature shrubs that provide a good level of privacy and greenery. A raised decked area offers the perfect spot for outdoor seating or entertaining. To the front, there is an additional lawned area along with a section of hardstanding—ideal for extra storage.

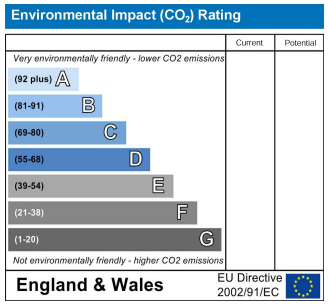
Services
Mains water, electricity and drainage. Oil Fired Central Heating.

Agents Note
The property is subject to a 157 Local Housing Restriction whereby it means that the property can only be sold to somebody who has lived or worked in Cornwall for the last 3 years immediately preceding their application to purchase. Purchasers will need to be qualified by Cornwall Council and there may be a cost involved.

Rights of Way
Our client has informed us that the neighbouring property has pedestrian right of access along the path at the rear to get from the rear of the property to the front.

Planning Information
Our client has informed us that the extension was completed in 2022 and is just waiting to be signed off by building control.


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
59
72
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC

Council Tax Band- A

What3Words
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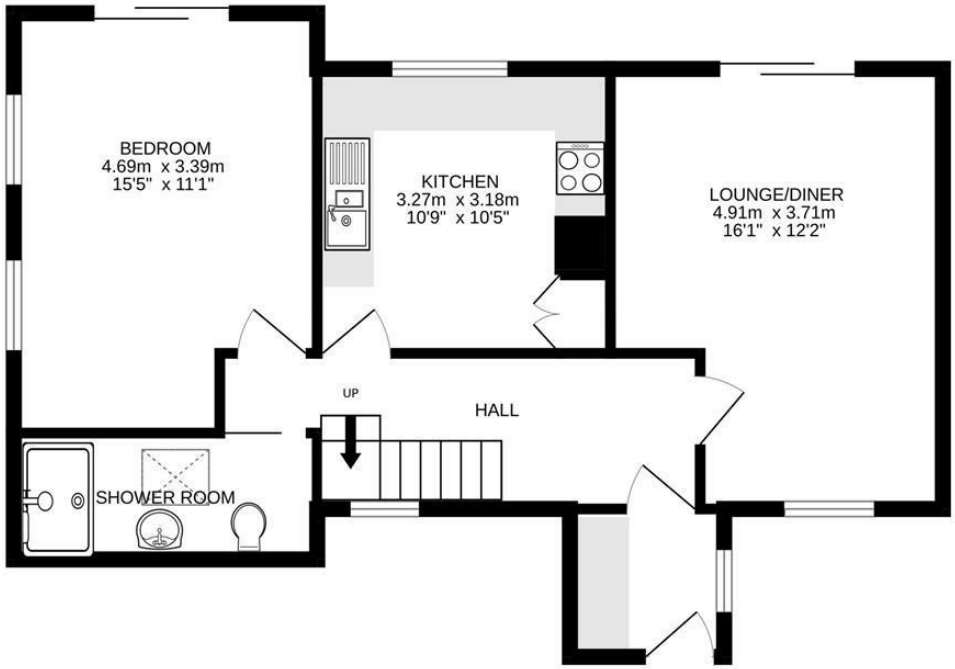
Anti Money Laundering Regulations – Purchasers
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

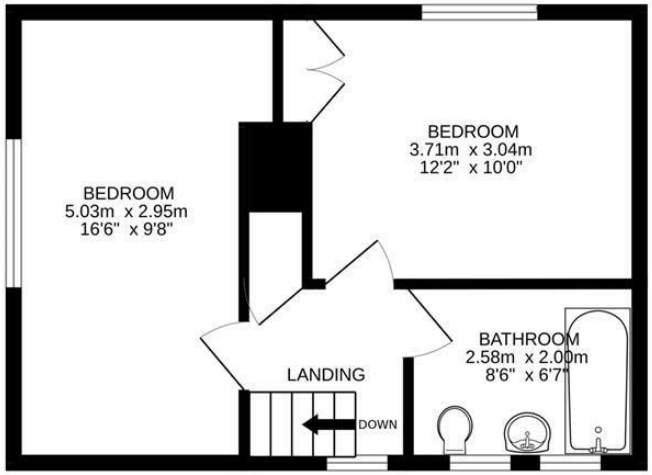
Proof of Finances
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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



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.

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