



Glenhurst, Nansmellyon Road
Mullion, TR12 7DQ







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Occupying a superb position on Nansmellyon Road in the charming village of Mullion, this beautifully presented detached character property offers an exceptional opportunity for family living. With five generously sized bedrooms and two well-appointed bathrooms, this spacious home provides ample room for both relaxation and entertaining. The immaculate accommodation is designed to cater to modern family needs while retaining its unique character. The property boasts a delightful detached annexe, which presents great potential for holiday letting or as additional accommodation for guests or family members.

This versatile space enhances the appeal of the home, making it suitable for various lifestyles. Set on a wonderful size plot, the property enjoys a central location within the village, allowing easy access to local amenities and the stunning Cornish coastline. The gardens surrounding the home provide a tranquil outdoor space, perfect for enjoying the fresh air or hosting gatherings. Additionally, the off road parking ensures convenience for residents and visitors alike. This remarkable property is not just a house; it is a family home that combines character, space, and potential in a picturesque setting. Whether you are looking to settle down in a vibrant community or seeking an investment opportunity, this home on Nansmellyon Road is sure to impress.



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Guide price - £675,000

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, craft shops and art galleries. There is a popular golf course close to the village and two hotels. 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
- Living room
- Reception room
- Kitchen dining room
- Conservatory

- Utility
- Shower room
- Bedroom
- Bedroom
- Bedroom
- Bedroom
- Bedroom
- Bathroom

Outside

The property benefits from a generous size plot, with garden to the front and rear elevation. To the front is a lawn area with patio & planted borders. The rear garden provides a spacious patio complimented with outbuildings providing good storage, which are ideal for someone looking to create an office, laundry room or hobby room. There is a large lawn area with mature trees and bushes, as well as planted beds. Our clients currently have chickens to the lower section of the garden with plenty of space for coops or storage sheds. Our client has advised that the garden extends to 0.19 of an Acre.

Parking

The property benefits from off road parking for several vehicles.

Detached annexe

Our clients converted the 30ft former garage into an annexe which provides a great option for those needing additional accommodation for dependent relatives, a work from home office, or for continued holiday let use.

Outbuildings

Providing good storage, which are ideal for someone looking to create an office, laundry room or hobby room.





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			
		50	77
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	

Services

Mains water, electricity and drainage. Oil fired central heating. Freehold tenure.

Council Tax Band- D**What3Words**

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Anti Money Laundering Regulations – Purchasers

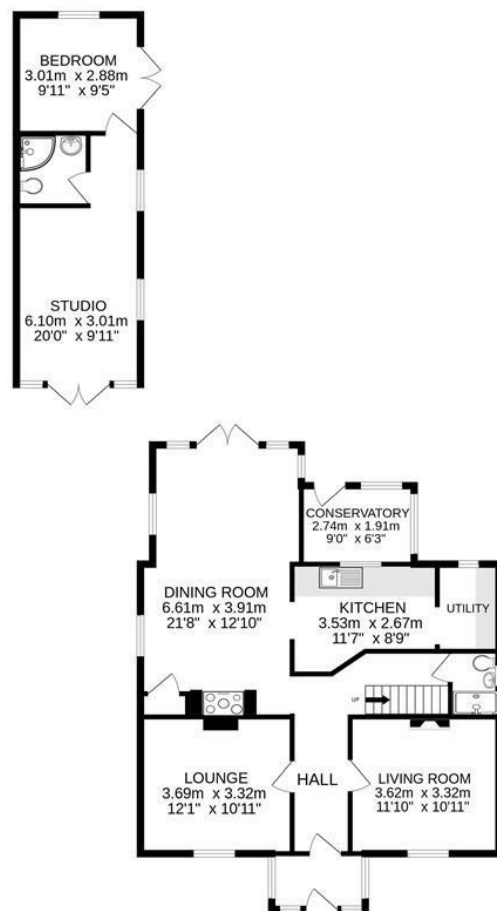
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

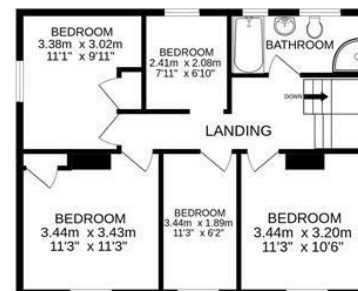
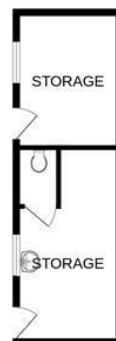
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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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