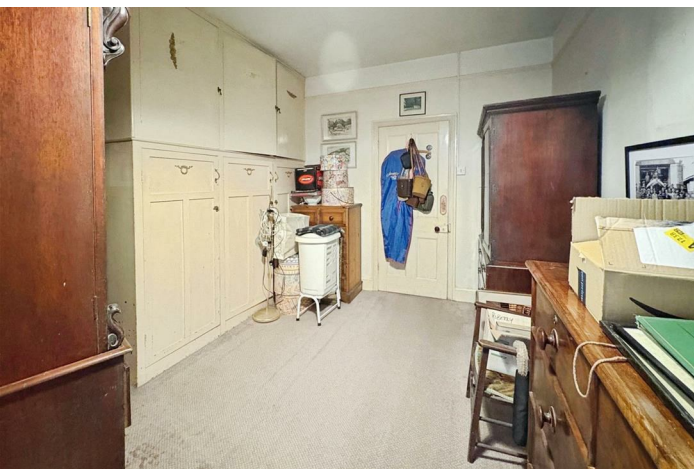


Polmener Nansmellyon Road

Mullion, TR12 7DH







Polmener Nansmellyon Road Mullion, TR12 7DH

Located in a charming village setting just a short distance from beautiful beaches, this substantial four-bedroom detached bungalow offers an exciting opportunity for renovation and personalisation. Perfect for families or those seeking a peaceful coastal lifestyle, the property is set on a generous plot with gardens to both the front and rear.

Internally, the accommodation includes four well-proportioned bedrooms, two reception rooms offering versatile living space, and scope to reconfigure or modernise to suit individual needs. The layout presents an excellent footprint for a large family home.

To the rear, a good-sized garden provides ample space for outdoor enjoyment and landscaping, while the front garden adds curb appeal and additional outdoor potential. The property also benefits from two garages, offering secure parking or workshop/storage space.

Situated in a friendly village that features a local shop and a welcoming pub, this property combines rural charm with convenience. With beautiful beaches nearby and renovation potential throughout, this bungalow presents a rare opportunity to create a dream home in a desirable coastal location.



The Mather Partnership, Offices in Helston & Hayle

**Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk**

Guide Price - £460,000

Location

The property is situated, just a short walk from the centre of the thriving village of Mullion. The local school, shops, public houses, church, post office and health centre are all close by. Mullion is one of the largest villages on the Lizard Peninsula and as well as having an excellent range of amenities, there are stunning beaches and hotels right on the door stop. Helston town is approximately 8 miles away and has a further range of shops, public houses, cafes, well known supermarkets and a cottage hospital.

Accommodation

Entrance Hall
Pantry
Utility room
Scullery
Kitchen
Lounge
Dining Room

Bedroom
Bedroom
Bedroom
Bedroom with a dressing room
WC
Bathroom
Additional reception room

Garage

There are two separate garages that are attached to each other.

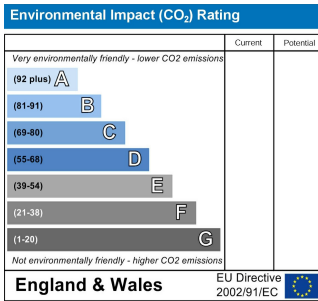
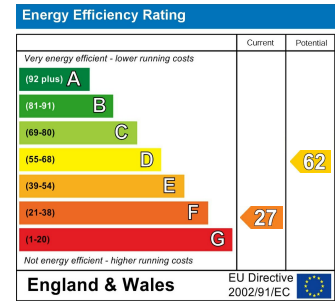
Parking

There is a drive way to the front of the property for 2 cars

Outside

To the front of the property, the garden is divided into two sections of lawn, currently requiring some upkeep but offering ample potential for improvement. To the rear, the garden features a generously sized lawn bordered by mature shrubs and established trees, providing a private and leafy outdoor space with plenty of scope for landscaping or family use.





Services

Mains Water, Electricity and Drainage and oil Aga Heating

Council Tax Band- F**What3Words**

///absorbs.marbles.tidal

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

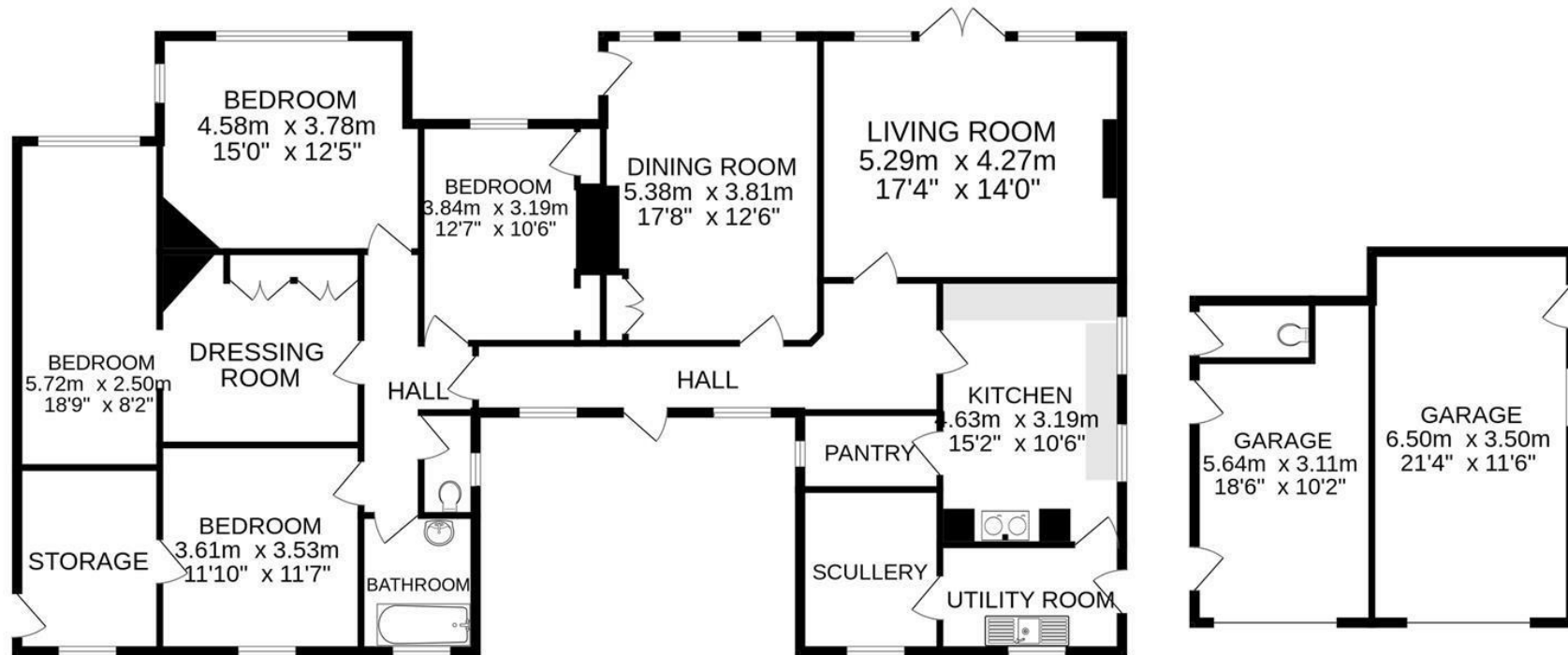
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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



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.

