



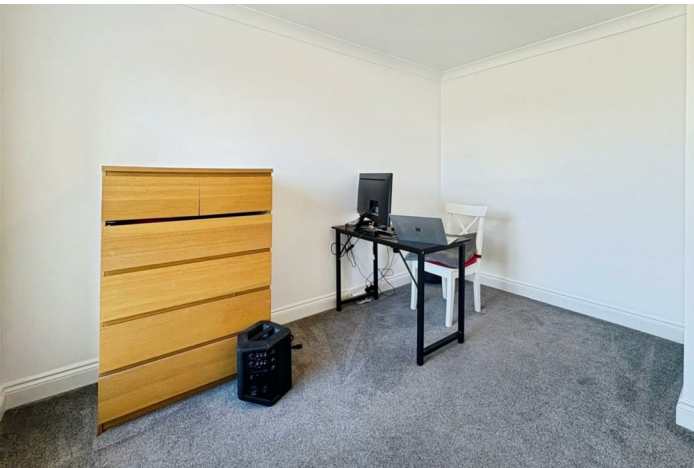
Ridgeback Lodge Hotel Nansmellyon Road  
Mullion, TR12 7DH





# Ridgeback Lodge Hotel Nansmellyon Road Mullion, TR12 7DH

This substantial seven bedroom detached residence offers a wealth of space and versatility, ideal for growing families or those seeking flexible living arrangements. Thoughtfully designed, the property also features an integrated one bedroom self contained annexe, providing excellent potential for multi generational living, guest accommodation, or even an independent rental opportunity.



The main house boasts generous living areas filled with natural light, offering plenty of scope for modernisation and personalisation. The accommodation flows with spacious reception rooms, a well proportioned kitchen, and seven comfortable bedrooms, providing ample room for family life.

The self contained annexe benefits from its own private entrance and includes a bedroom, living area, kitchen facilities, and shower room, creating a truly independent space while remaining conveniently connected to the main home.

Outside, the property enjoys an enclosed garden, a wonderful blank canvas ready to be transformed into a tranquil retreat or entertaining area. To the rear, there is private parking, offering both practicality and convenience.

While some works are being finished by the vendor, this impressive home presents a fantastic opportunity for buyers looking to create their dream property. Further details regarding the necessary works are available upon request.



The Mather Partnership, Offices in Helston & Hayle

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Guide Price £550,000

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

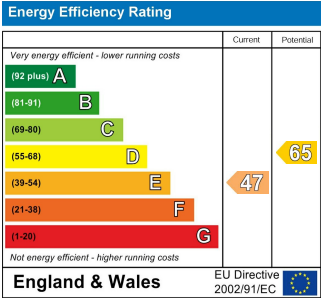
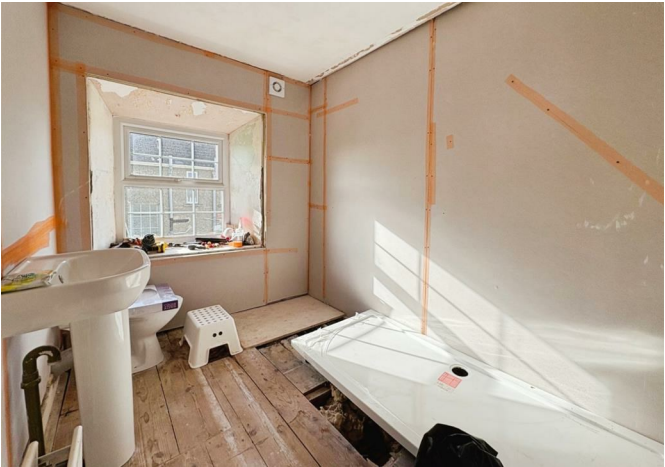
- Conservatory
- Lounge
- Kitchen/Diner
- Second Conservatory
- Utility room
- Shower Room

- Upstairs to
- Bedroom
- Ensuite shower room
- Bedroom
- Bedroom
- Bedroom
- Bedroom
- Family Shower room
- Store room

- Upstairs to
- Master Bedroom
- Ensuite shower room
- Loft Eaves Storage.

- Annexe
- Kitchen
- Lounge
- Bedroom
- Shower room
- Conservatory





**Parking**

There is ample parking to the side of the property for multiple vehicles.

**Outside**

To the rear of the property is an enclosed garden, perfect for entertaining family and friends. The garden provides a blank canvas to make your own and features a lovely decked area, ideal for outdoor dining or relaxing. There is also a small garden to the side of the property.

**Services**

Mains Water, Electricity, Drainage and Oil fired central heating.

**Agent Note**

There are some works to be completed within the property before completion, please ask for further details.

**Council Tax Band- E****What3Words**

///mural.tennis.landscape

**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**

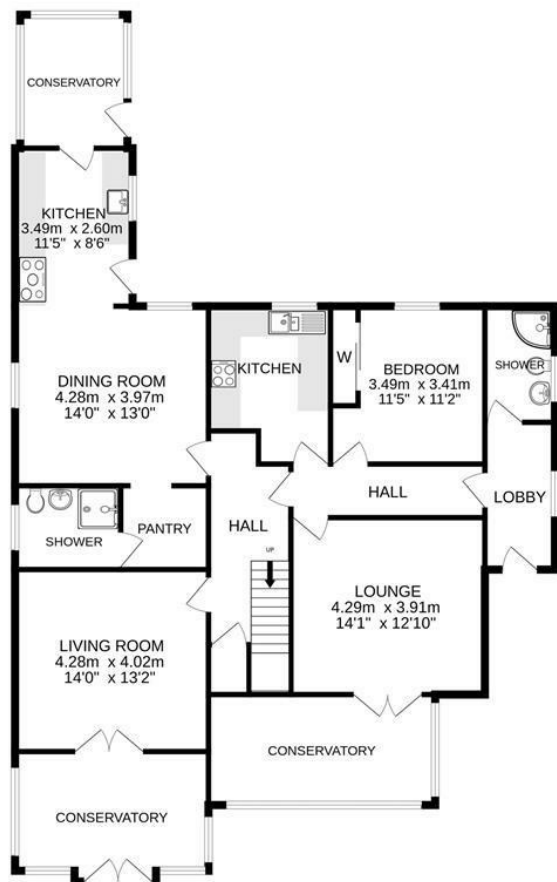
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

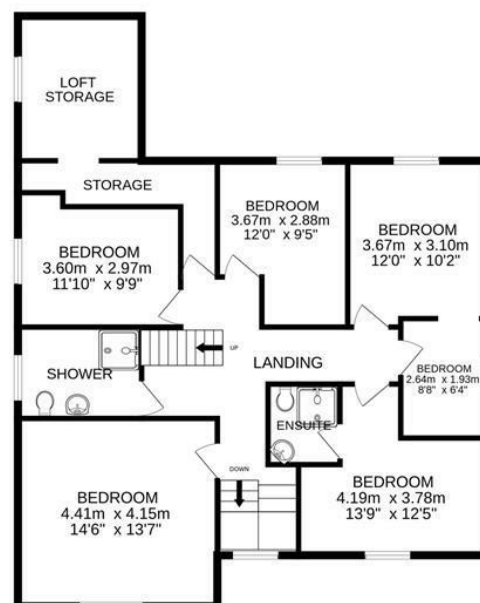
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



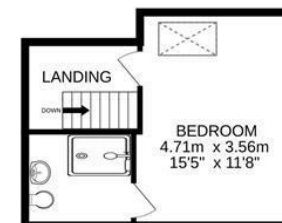
GROUND FLOOR



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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