



Ridgeback Lodge Hotel Nansmellyon Road
Mullion, TR12 7DH



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This substantial seven-bedroom detached residence is complemented by a fully self contained one bedroom annexe, making it an exceptional opportunity for buyers seeking multi generational living, guest accommodation, or a potential independent rental income.

The annexe is thoughtfully designed with its own private entrance and comprises a bedroom, living area, kitchen facilities, and a shower room. It offers genuine independence while remaining conveniently connected to the main house, providing flexibility to suit a wide range of lifestyle needs.

The main house itself offers extensive and versatile accommodation, with generous living spaces filled with natural light and excellent scope for modernisation and personalisation. The layout includes spacious reception rooms, a well-proportioned kitchen, and seven comfortable bedrooms, making it ideal for larger or growing families.

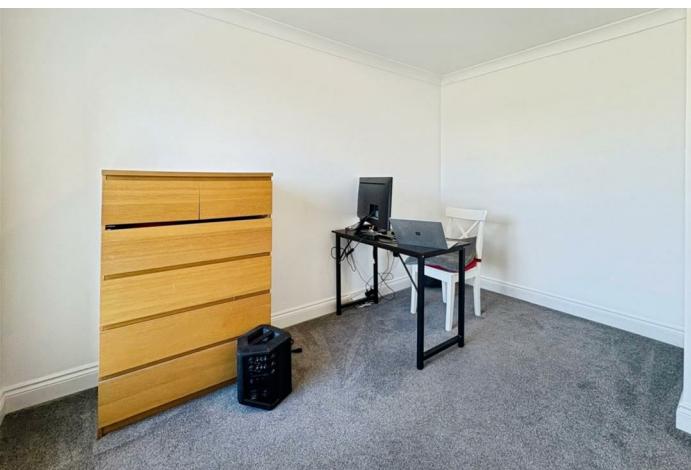
Externally, the property benefits from an enclosed garden, presenting a blank canvas for landscaping or outdoor entertaining. To the rear, there is private parking, adding both practicality and convenience.

While some works are currently being completed by the vendor, this impressive home represents a fantastic opportunity to create a bespoke living environment. Further details regarding the remaining works are available upon request.



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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 its 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
Bedroom
Family Shower room
Store room

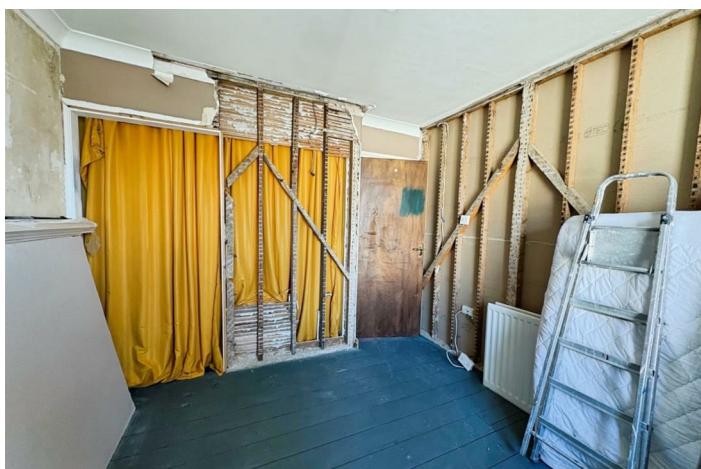
Upstairs to

Master Bedroom
Ensuite shower room
Loft Eaves Storage.

Annexe

Kitchen
Lounge
Bedroom
Shower room
Conservatory





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	47	
(1-20)	G		
Not energy efficient - higher running costs			
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	65	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

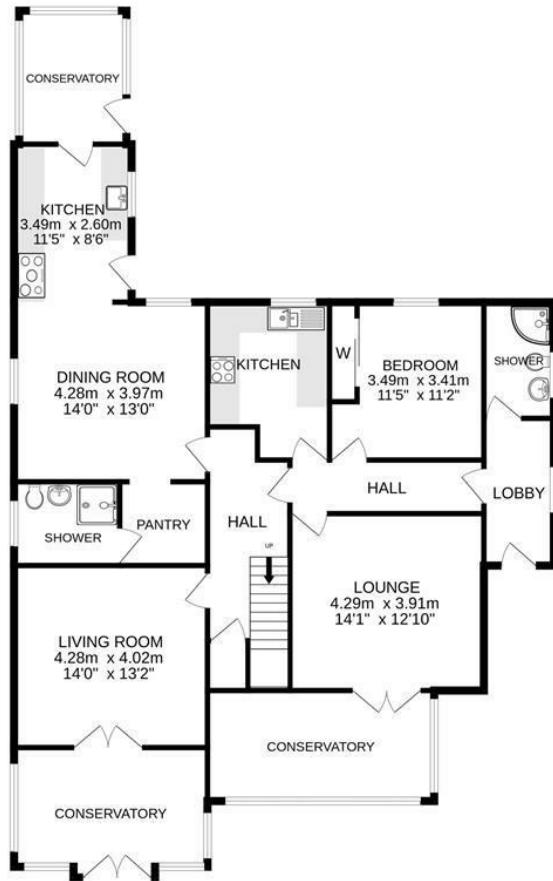
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

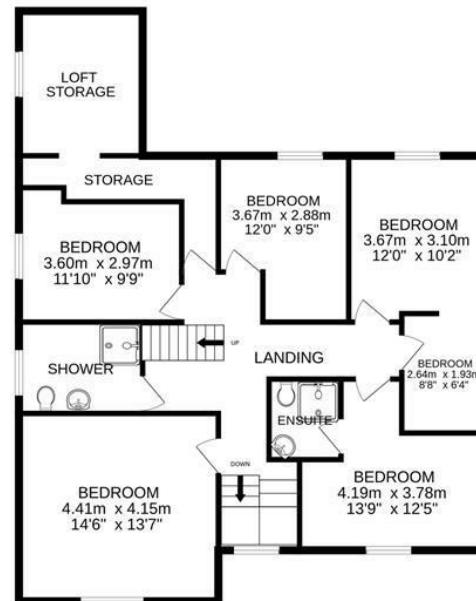
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



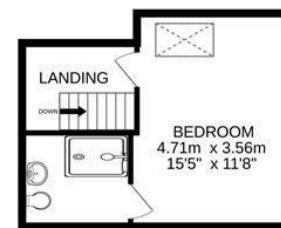
GROUND FLOOR



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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