

Woodside Glenmoor Lane, Mullion, TR12 7EF

£500,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

Woodside Glenmoor Lane

- DETACHED FIVE BEDROOM FAMILY RESIDENCE
- DISCRETELY TUCKED AWAY POSITION AT THE END OF A PRIVATE LANE
- POPULAR COASTAL VILLAGE
- WELL PROPORTIONED ACCOMMODATION
- DELIGHTFUL GARDENS
- DRIVEWAY PARKING & GARAGE
- FREEHOLD
- COUNCIL TAX F
- EPC D56

Discretely tucked away at the end of a private lane within a favoured area of the ever popular coastal village of Mullion, is this detached five bedroom family residence with a delightful garden to the rear.

Woodside, as its name implies, is situated by a beautiful wooded valley, rich with local flora and fauna and a real haven for wildlife and nature. The well tended gardens to the rear provide a lovely area in which to sit and relax and enjoy the peace and charm of the wooded backdrop.

Internally the property offers well proportioned and balanced accommodation, with two ground floor double bedrooms, the master bedroom of which has a generous en suite bathroom.

The spacious open plan kitchen and dining room has been thoughtfully conceived, with a large dining area seemingly perfect for family dining and entertaining, with French doors opening out onto the rear patio and garden. With quartz work surfaces, a breakfast bar arrangement and an array of cupboards and drawers the kitchen is well equipped to cater for family dining.

A wood burning stove and modern fireplace provide a focal point for the welcoming lounge, whilst a striking bespoke ash staircase rises to the first floor.

Upstairs are three further double bedrooms, a fitted family bathroom and an airing cupboard and store room.

Outside there is a driveway and parking area which leads on to a garage and storage area.

The accommodation in brief comprises a sun porch, hallway, lounge, kitchen / dining room, utility room, cloak room, five bedrooms (one en suite) and a family bathroom. The property benefits from oil fired central heating, double glazing and utilises LPG gas bottles for the gas cooker.

Mullion is the largest village on the Lizard Peninsula and offers a vibrant community atmosphere with a wide range of amenities. These include shops for everyday needs, primary and secondary schooling, a nursery, an 18-hole links golf course, churches, a health centre, and a pharmacy. The village also boasts a charming harbour and two picturesque beaches, making it an ideal coastal location.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Part glazed UPVC door to

SUN PORCH 13'1" x 8'2" (3.99m x 2.49m)

With an array of windows to the front and side aspects, tiled flooring, courtesy light, coat hanging rail, internal window to hallway and door to

INNER HALLWAY 20'3"(in length (max) (6.17m(in length (max))

A pleasant hallway with internal window to sun porch, under stairs study area, coat hanging cupboard, opening to staircase and doors off to bedroom one, bedroom five / study, lounge and kitchen/dining room.

KITCHEN / DINING ROOM 29'2" x 13'9" (narrowing to 9'9") (8.89m x 4.19m (narrowing to 2.97m))

A light and generously sized open plan room, ideal for family dining and entertaining, with tiled flooring and attractive light fittings.

DINING AREA

Having glazed side windows with French doors opening out onto the rear patio and well tended garden. Door to utility room.

KITCHEN

With a nicely appointed contemporary fitted kitchen with quartz working top surfaces and matching up-stands , a composite one and a half bowl sink unit with a mixer tap over and a pleasing range of cupboards and drawer units, including carousel unit and a pull out larder style unit. Spaces are provided for a 'range style' gas cooker (with a Rangemaster chimney style hood over), dishwasher and a fridge/freezer. There is an integrated refuse bin unit, a breakfast bar arrangement with cupboards under and display shelves, recessed spotlighting and windows to both the side aspect and rear garden.

LOUNGE 21'9" x 14'9" (6.63m x 4.50m)

A well proportioned, light and welcoming dual aspect room with polished wood flooring and a feature fireplace with slate hearth and a wooden mantle, playing host to a wood-burning stove and providing a lovely focal point for the room. Large windows to the front aspect and a window to the side.

UTILITY ROOM

A practical room with space for a washing machine and tumble dryer, tiling to the floor, window and part glazed door to the rear garden. Door to cloakroom.

CLOAK ROOM

With tiling to the floor, a low-level w.c and a pedestal wash handbasin with attractive tiled splash-back and a vanity cupboard under.

BEDROOM ONE (EN SUITE) 17'8" x 11'8" (5.38m x 3.56m)

Comfortable double bedroom with two windows to the side, enjoying a lovely outlook over the adjacent wooded valley.

EN SUITE

Having a white suite, comprising a low-level w.c, a pedestal wash hand basin, a walk in tiled shower cubicle with glass screen and thermostatic shower and a white panelled bath with tiled surround. There is a chrome ladder style towel rail, an extractor, recessed spotlighting, linoleum flooring and a window to the side.

BEDROOM FIVE / STUDY 15'1" x 10'9" (4.60m x 3.28m)

Double bedroom with internal window to sun porch, window to side and internal door to garage.

A beautiful crafted ash staircase rises to the first floor

FIRST FLOOR

LANDING

Airing cupboard & store room(both with shelving), doors off to family bathroom and bedrooms two, three and four.

BEDROOM TWO 14'6" x 13'5" (inc built-in wardrobe) (4.42m x 4.09m (inc built-in wardrobe))

Double bedroom with built-in wardrobe, with hanging rail and shelf over, eaves storage cupboard and a large window to the side aspect with elevated views across the lovely wooded valley. Some restricted height areas.

BEDROOM THREE 17'8" x 13'3" (inc built-in wardrobe) (5.38m x 4.04m (inc built-in wardrobe))

A light and spacious dual aspect double bedroom with a built-in open wardrobe with hanging rail and storage over, eaves storage cupboard, spotlighting arrangement and windows to the front and side aspects.

BEDROOM FOUR 11'5" x 8'2" (3.48m x 2.49m)

Double bedroom with window to front aspect.

BATHROOM

With a low-level w.c with concealed cistern, pedestal wash hand basin with tiled surround and a panelled bath with tiled surround, shower screen and an electric shower. There is linoleum flooring and an obscure glazed window to the rear aspect.

OUTSIDE

Situated at the end of a private lane, gateposts lead into the front driveway and off-road parking area. There is an outside tap and side pathways which, in turn, lead to the rear of the residence.

GARAGE 23'9" x 9'9" (7.24m x 2.97m)

With an electric up and over door, electric consumer unit, trap hatch to roof void, power and light, windows to the front and a step down to a further storage area with service door to the side patio garden.

GARDENS

A real highlight of the property is the delightful garden to the rear, being relatively level and laid largely to lawn with mature raised beds, shrubs and trees at the borders. Enjoying a sunny outlook and reasonable degrees of privacy the garden is enviably located next to a wild wooded valley and is a haven for wildlife. Two established rear patio areas provide the perfect spots in which to sit out and enjoy the sights and sounds of nature in this peaceful rural location. Complemented by two ponds, apple, plum and cherry trees the gardens seem certain to appeal to those with 'green fingers'. There is a further patio area to the side of the property, again with a lovely outlook across the wooded valley. Outside tap and externally cased oil fired boiler.

SERVICES

Mains electricity, water. Private drainage.

AGENTS NOTE ONE

We are advised that the property has private drainage by way of a septic tank.

AGENTS NOTE TWO

Our owners advise us that the 'Rangemaster Kitchener 110' six ring gas cooker is available for a modest sum by separate negotiation.

COUNCIL TAX BAND

Council Tax Band F.













WHAT3WORDS

fastening.dabbling.sulky

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

MOBILE AND BROADBAND

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

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

23rd April 2026.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

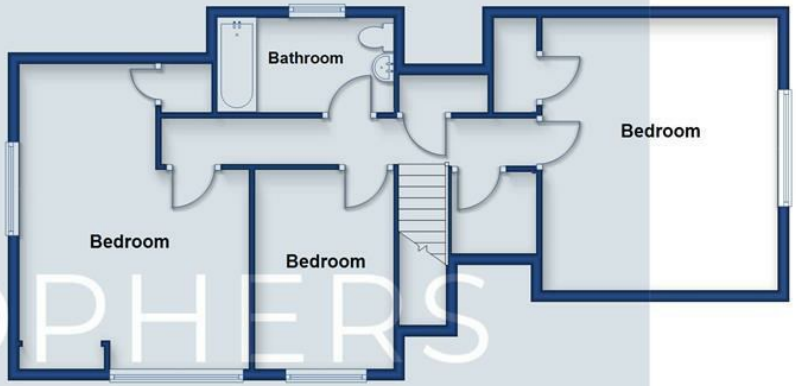
Ground Floor

Approx. 167.0 sq. metres (1797.3 sq. feet)



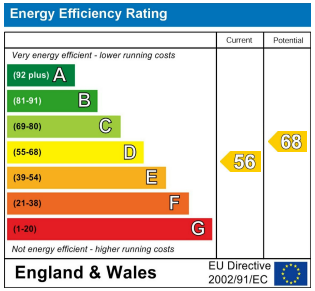
First Floor

Approx. 69.9 sq. metres (752.6 sq. feet)



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Total area: approx. 236.9 sq. metres (2549.9 sq. feet)



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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