



Trenance Veian



# Trenance Veau

Mullion, Helston, TR12 7EF

Helston - 9 miles Mullion Cove - 1.5 miles Poldhu Cove - 1.5 miles Kynance Cove - 6 miles

Superbly positioned at the end of a no-through road, a spacious and recently renovated 3-bedroom family home with stunning far-reaching countryside views.

- 3 Bedroom
- Flexible Accommodation
- Outbuildings
- Studio
- Paddock
- Gardens
- Recently Renovated
- Countryside Views
- Freehold
- Council Tax Band E

Guide Price £775,000

## SITUATION

Mullion, the largest village on the Lizard Peninsula, offers a lively and welcoming atmosphere, particularly in the bustling summer season. It serves as a vibrant local centre, featuring an array of independent shops, cosy inns, and diverse restaurants. The village is well-equipped with essential services, including both primary and secondary schools, a Health Centre, and a top-tier 18-hole golf course.

Just over a mile from the village is the scenic Mullion Cove, a historic harbour sheltered by robust sea walls against the tides of Mounts Bay. Nearby, visitors can enjoy the sandy shores of Poldhu Cove or take a scenic coastal walk to Polurrian Beach, a favourite among surfers. The area is part of the Lizard's designated Area of Outstanding Natural Beauty, celebrated for its dramatic cliffs, untouched countryside, and picturesque fishing villages like Cadgwith—all easily accessible from Mullion.

Around nine miles to the north lies Helston, a traditional Cornish market town offering a wide selection of amenities. From unique local shops and historic pubs to schools, sports centres, and leisure facilities, Helston provides everything needed for both residents and visitors alike.

## THE PROPERTY

Occupying a generous plot with panoramic rural views, this superbly positioned three-bedroom dormer bungalow has been tastefully modernised by the current owners. The recent renovations have significantly enhanced the flow of the property, introducing a contemporary layout that balances everyday functionality with open, light-filled living spaces.



The accommodation is spacious and flexible, ideally suited to modern family life or those seeking a peaceful rural retreat. A well-proportioned double bedroom located on the ground floor, enjoying excellent levels of natural light and glorious countryside outlooks. A second good-sized single bedroom offers versatility as a guest room, nursery, or home office—ideal for remote working. A central living room provides a warm and inviting space for relaxation throughout the seasons. The open fireplace adds a cosy touch for winter evenings, while the adjoining conservatory offers an ideal vantage point to take in the surrounding views. With scope for further development (subject to the necessary consents), this space holds excellent potential for future enhancement. At the heart of the home is the newly updated kitchen/dining room, designed with both style and practicality in mind. Offering ample storage and workspace, it is perfect for family meals or entertaining. Adjoining the kitchen is a useful area providing additional storage—ideal for keeping the main living areas clutter-free.

To the rear, a practical porch area incorporates a convenient WC, particularly helpful for families or keen gardeners returning from the outdoors. A modern family bathroom on the ground floor enhances the home's accessibility and supports single-level living, if required.

Stairs rise to an impressive principal suite on the first floor. This large double bedroom is filled with natural light and enjoys elevated views across the countryside. A spacious en suite bathroom—featuring both a bath and separate shower—exceeds expectations, while built-in storage offers ample space for everyday needs. A private balcony completes the suite, providing the perfect setting to enjoy sunrise with a morning coffee.

#### **OUTSIDE/LAND**

Externally, the property is a haven for outdoor enthusiasts, offering extensive and thoughtfully landscaped wrap-around gardens that provide a high degree of privacy. With a variety of tranquil seating areas, open lawns, and sheltered corners, the grounds are perfect for relaxation, entertaining, or family play throughout the seasons.

A level paddock extends the outdoor appeal even further, offering excellent potential for a range of uses—whether for recreational purposes, smallholding, or equestrian interests. A versatile collection of outbuildings adds valuable flexibility to the property. These include spaces ideally suited for storage, workshops, or conversion into a home office or studio, depending on your needs. One particularly notable feature is a bespoke-built dog shower room—a thoughtful and practical addition for pet owners and countryside living. The vendor advises that the gardens and additional land have dog proof fencing installed, which may provide a secure environment for dogs.

Combined with plentiful parking, these external assets enhance the overall functionality and lifestyle offering of this attractive and well-rounded home.

#### **SERVICES**

Mains Water, electricity and Private Drainage (septic Tank). Ultrafast Broadband available - Ofcom. Mobile Signal - Good.

#### **VIEWINGS**

Strictly and only by prior appointment with Stags West Cornwall on 01736 223222

#### **DIRECTIONS**

Upon entering the village of Mullion, continue through the village along the B3296 signed Mullion Cove. After a short distance, and as you pass Mullion Cricket Club, take the first left-hand turn onto Glenmoor Lane. Toward the end of Glenmoor Lane, take the right and as the road sweeps around Trenance Vean will be the last property.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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			
England & Wales		52	75
EU Directive 2002/91/EC			

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Approximate Area = 1811 sq ft / 168.2 sq m  
 Garage = 182 sq ft / 16.9 sq m  
 Outbuildings = 339 sq ft / 31.4 sq m  
 Total = 2332 sq ft / 216.5 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixocom 2025. Produced for Stags. REF: 1330969