



Parc Wartha House







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Churchtown, Mullion, Helston, TR12 7BZ

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

Parc Wartha is a rare opportunity to acquire a home of genuine distinction where Cornish character and period grace combine to create a property of exceptional charm and flexibility.

- Substantial Property
- 5 Bedrooms
- Gardens / Courtyard
- Flexible Accommodation
- Freehold
- Central Location
- Historic Property
- Garage
- Character Property
- Council Tax Band E



Guide Price £795,000

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SITUATION

Mullion is the largest and one of the most vibrant villages on the picturesque Lizard Peninsula. It enjoys a welcoming community atmosphere, especially during the summer months when the village comes alive around its variety of independent shops, cosy inns, and inviting restaurants. The village is exceptionally well-served, offering both primary and secondary schools, as well as a highly regarded 18-hole golf course that enjoys stunning coastal views.

Just over a mile away lies the charming Mullion Cove, a historic harbour protected by two sturdy sea walls that shelter it from the waters of Mounts Bay. The nearby Poldhu Cove provides a broad sandy beach ideal for families, while Polurrian Cove, another local favourite, attracts surfers and walkers alike, accessed via a scenic coastal path.

The wider Lizard Peninsula is designated as an Area of Outstanding Natural Beauty, celebrated for its dramatic coastal scenery, unspoilt countryside, and hidden fishing coves such as Cadgwith, which remains a working harbour steeped in character.

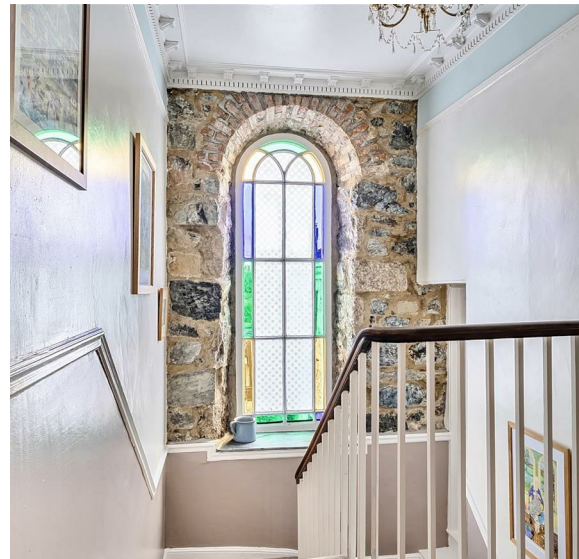
Approximately nine miles away, the bustling market town of Helston offers an excellent range of everyday amenities, including a variety of independent and national shops, traditional inns, and comprehensive schooling, leisure, and recreational facilities ensuring convenience within easy reach of Mullion's tranquil coastal charm.

THE PROPERTY

Parc Wartha is a unique blend of Cornish heritage and period elegance.

Offering a truly unique combination of two distinct period homes, seamlessly connected to create a residence of rare character and versatility. The front portion of the property captures the grandeur of a traditional period house, featuring high ceilings, ornate cornicing, and a sweeping staircase, all hallmarks of refined architecture and timeless elegance. To the rear lies the 'original' Cornish cottage, brimming with authentic charm: exposed beams, serpentine stone and granite walls, and striking inglenook fireplaces that exude warmth and history. Together, these contrasting yet complementary styles create a home that perfectly balances stately sophistication with the cosy allure of a quintessential Cornish retreat in the heart of Mullion.

Accessed via an enclosed courtyard, the welcoming entrance leads into a beautifully appointed country kitchen. Exposed granite, a charming inglenook fireplace, and deep window seats give this space a traditional yet inviting atmosphere. The kitchen features shaker-style cabinetry and a range cooker, making it both practical and characterful. To the rear, a useful utility room offers additional storage and a secondary access point to the courtyard, an ideal space for freeing up the much-desired 'live-in kitchen' feel.





Moving through to the more formal period section of the property, there is a striking transition in style. Here, soaring ceilings, intricate detailing, and large sash windows fill the rooms with natural light. The sitting room and dining room are both generously proportioned and beautifully presented, each showcasing a wealth of period features and refined detailing. The dual-aspect living room flows gracefully into a spacious conservatory, which overlooks the private walled garden — a tranquil space perfect for relaxing or entertaining.

From the central hallway, a music room provides a versatile additional reception space. Currently used for lessons, it could easily serve as a snug, library, or a ground-floor bedroom with an en-suite shower room, offering potential for future accessibility needs.

The property's sweeping staircase, illuminated by a magnificent chapel-arched stained-glass window, leads to an impressive landing that anchors the upper floor. Here, four beautifully presented bedrooms enjoy the charm and proportions expected of a distinguished period home. A well-appointed family bathroom is accessed from the main landing, while the principal bedroom benefits from its own en-suite shower room, blending modern convenience with period charm.

Perfectly situated in the heart of Mullion, it offers both grandeur and intimacy, historic beauty and modern practicality — a true reflection of Cornwall's unique architectural heritage.

ANNEXE

Accessed via the central staircase, the original cottage section includes a self-contained one-bedroom annexe. This area comprises a kitchen, double bedroom, and bathroom, ideal for multi-generational living, guest accommodation, or even as an independent rental opportunity. The annexe enjoys its own balcony and external steps leading to the rear courtyard, offering privacy and flexibility of use.

OUTSIDE

Parc Wartha benefits from a private courtyard providing ample parking for multiple vehicles, ensuring convenience and privacy. The property also features secluded gardens accessible directly from the conservatory, creating a tranquil setting for relaxation or entertaining. A row of versatile outbuildings extends along one side of the courtyard, currently offering office space, workshop, and storage. These buildings also present potential for further accommodation, subject to the necessary planning consents, providing flexibility to adapt the property to suit a variety of needs.

SERVICES

Mains Water, Electricity and Drainage.
Ultrafast Broadband available - Ofcom

VIEWINGS

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

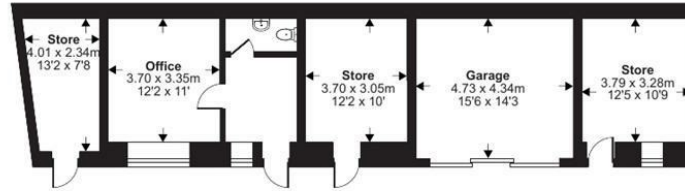
DIRECTIONS

From the A3083 at Penale, continue onto the village one way system. As you pass the village Shop on your right-hand side, the gated entrance for Parc Wartha will be evident in front of you before the road bears right.



Approximate Area = 2808 sq ft / 260.8 sq m
 Garage = 213 sq ft / 19.7 sq m
 Outbuilding = 568 sq ft / 52.7 sq m
 Total = 3589 sq ft / 333.2 sq m

For identification only - Not to scale



Garage / Outbuilding 1 / 2 / 3 / 4



Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Stags. REF: 1355357



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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 34 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



