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Trewoon Road, Mullion

## Mullion Helston Cornwall

Mullion Village ½ a mile | Poldhu Beach 1 mile | Mullion Golf Course 3 miles | Helston 9 miles | Porthleven 11 miles | Redruth 18 miles | Penzance 22 miles | Truro 25 miles | Newquay Airport 41 miles (Distances are approximate)

An exceptional, individually designed residence of outstanding quality offering beautifully appointed and versatile accommodation and finished to an exacting standard, all located within the stunning coastal village of Mullion – a popular village on The Lizard Peninsula in West Cornwall well known for its beautiful coastline and sandy beaches.

Lounge | Four bedrooms | Kitchen/diner | Shower room | Rural outlook | Enclosed rear garden |

£540,000

Freehold



## Property Introduction

This stunning property showcases superior craftsmanship and meticulous attention to detail, with an abundance of bespoke features, including an extensive use of oak creating a warm, yet refined living environment.

The heart of the home is a magnificent 19' kitchen/diner which is enhanced by a striking vaulted ceiling and is triple-aspect, flooding the room with natural light and providing seamless access to the landscaped patio and gardens - perfect for outside entertaining and modern family living. A generous 20' dual aspect lounge offers an elegant, yet inviting space centred around an open feature fireplace, with doors opening onto the rear, effortlessly blending indoor and outdoor living. The ground floor further comprises of a luxurious principal bedroom suite, a beautifully appointed family bathroom and a versatile fourth bedroom or study - ideal for home working. To the first floor, a bespoke beech wood staircase leads to two well proportioned double bedrooms and a stylish shower room.

The property enjoys delightful far reaching countryside views from the front elevation, while practical features include solid wood double glazed windows and an oil fired central heating system.

Externally, the home continues to impress with a generous driveway providing ample parking. The gardens have been thoughtfully designed, with an attractive herringbone laid patio leading onto a private, enclosed lawn bordered by mature planting, offering a high degree of privacy.

A truly distinctive home of quality and character where an internal viewing is essential to fully appreciate the lifestyle on offer.

## Location

Trewoon Road is highly sought after due its close proximity to the village centre.

The area plays host to several individually designed properties. Mullion is the largest village on the Lizard Peninsula which itself plays host to mainland Britain's most Southerly Point. The area has been designated as an "Area of Outstanding Natural Beauty" with much of it being in the ownership of the National Trust. From sheltered valleys to moorland, the district boasts some superb

countryside which is enclosed in a beautiful frame that is the rugged coastline of the Lizard Peninsula.

The Lizard is also peppered with quaint fishing coves, beautiful beaches, along with the majestic beauty and renowned sailing waters of the Helford River.

Mullion is an active village which plays host to many clubs, societies and organisations. It offers a good range of facilities, including shops to cater for everyday needs, both primary and comprehensive schooling and nursery, an 18-hole linked golf course, Catholic, Anglican and Methodist Churches, a health centre and a pharmacy. It also boasts an attractive harbour and two beaches.

## ACCOMMODATION COMPRISES

### LOUNGE 20' 10" x 12' 9" (6.35m x 3.88m) plus recesses

A superb dual-aspect room with a double glazed window to the front. Beautifully appointed with elegant oak flooring and a striking feature fireplace set upon a polished granite hearth creating a stylish focal point. Double doors open seamlessly onto the rear, enhancing the sense of space and connection to the gardens. The room is further complemented by recessed lighting and a bespoke staircase rising to the first floor, with doors leading to Bedroom Four/Study, the inner lobby and the kitchen.

### KITCHEN/DINER 19' 6" x 11' 7" (5.94m x 3.53m)

A truly impressive light and airy room featuring a triple-aspect with a double glazed window to the front. Showcasing a striking vaulted, beamed ceiling and carefully designed spotlighting, creating a wonderful sense of volume and architectural interest. Doors opening directly onto the patio and lawned gardens - perfect for indoor/outdoor living and stylish entertaining. The kitchen itself is beautifully appointed with a comprehensive range of fitted base and wall units complemented by working surfaces and incorporating an inset one and a half bowl sink unit with swan neck mixer tap. Decorative wall tiling, integrated dishwasher and designated space for a washing machine and fridge/freezer along with an extractor hood, cooker point, and tiled flooring. A wall mounted oil fired central heating boiler is neatly and discreetly positioned.

### INNER LOBBY

Understairs storage cupboard and doors through to the principal bedroom and bathroom.



### **PRINCIPAL BEDROOM ONE 16' 0" x 11' 2" (4.87m x 3.40m)**

A light and airy room featuring a dual-aspect featuring elegant oak flooring and offering space for a large wardrobe and additional furnishings, creating a comfortable and well balanced retreat. Ceiling light point.

### **BATHROOM**

Double glazed window to the rear. Panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Featuring floor to ceiling tiling creating a sleek and contemporary feel along with a ladder style heated towel rail, recessed lighting, extractor fan, fitted mirror and strip light with shaver socket.

### **BEDROOM FOUR/STUDY 12' 1" x 11' 2" (3.68m x 3.40m)**

A versatile dual purpose room, currently utilised as a study by the present owners and featuring a uPVC double glazed window to the front. Attractive oak flooring. This well proportioned space is ideal as a home office, guest bedroom, or additional accommodation depending on individual requirements.

### **FIRST FLOOR LANDING**

A light and airy landing area enhanced by a 'Velux' window. Built in eaves storage, with doors leading to two double bedrooms and a well appointed shower room.

### **SHOWER ROOM**

Double walk in shower enclosure with wall mounted shower unit, pedestal wash hand basin and low level WC complemented by floor to ceiling tiling for a sleek, contemporary finish. Ladder style heated towel rail, recessed lighting and extractor fan.

### **BEDROOM TWO 15' 2" x 11' 3" (4.62m x 3.43m) plus window recess**

The property benefits from a 'Velux' window and a further double glazed window to the front enjoying pleasant distant countryside views. Trap hatch providing access to loft, along with wall lighting enhancing both practicality and ambience.

### **BEDROOM THREE 12' 7" x 9' 9" (3.83m x 2.97m) plus recesses**

Double glazed window to the front enjoying pleasant rural views. Loft access and wall mounted lighting.

### **OUTSIDE**

To the outside, a driveway provides ample parking for several vehicles. The gardens are predominantly situated to the side of the property and are mainly laid to lawn complemented by a patio ideal for outdoor seating and entertaining, range of mature shrubs and established plants provide an excellent degree of privacy. There is also a useful garden shed and at the end of the driveway sits a generously proportioned Garden Room (11' 5" x 9' 5") and Store Room (11' 5" x 9' 3"), offering a versatile additional space.

### **SERVICES**

Mains water (metered), mains electricity, private drainage and oil central heating.

### **AGENT'S NOTE**

The Council Tax Band for this property is Band 'E'.

### **DIRECTIONS**

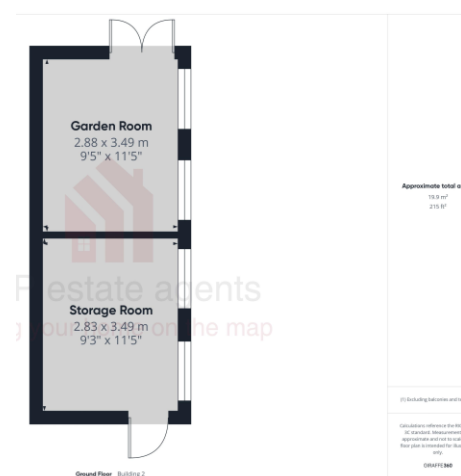
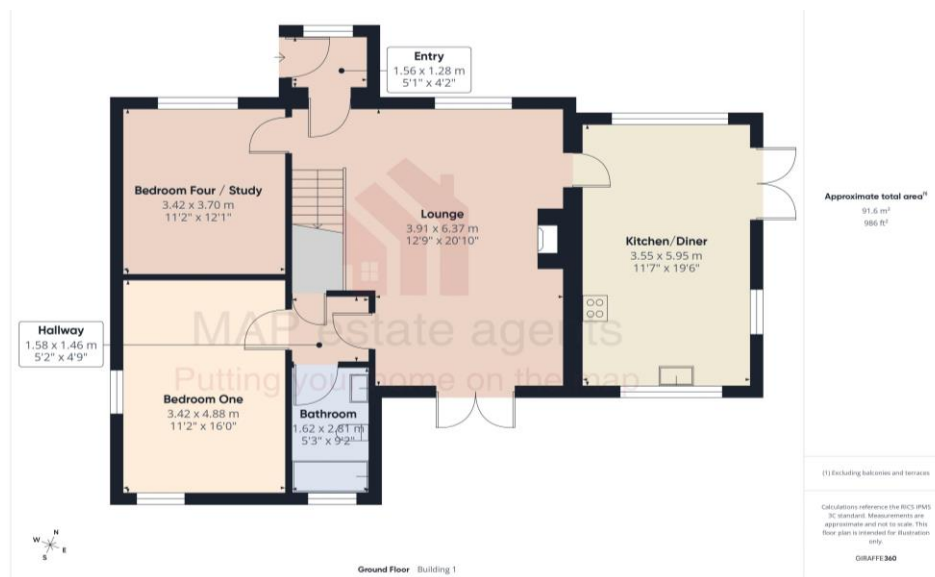
From Culdrose Airfield, take the A3083 southwards towards The Lizard for about four miles and turn right onto the B3296 towards Mullion. Drive to Mullion and pass the school, just before entering the one-way system, turn right into Trewoon Lane, drive down the hill and after about half of mile, the property will be identified on the right-hand side. Please note that Satellite Navigation is notoriously unreliable in Cornwall. If using What3words: amphibian.lads.spent





## MAP's Top reasons to view this home

- Four bedroom detached dormer bungalow
- Situated in a highly sought-after village location
- 19' stunning bespoke kitchen with quality finishes
- 20' exceptionally spacious sitting room, ideal for entertaining
- Enclosed rear garden offering privacy and outdoor space
- Separate outbuilding with power and light
- Two well appointed bathrooms
- Located within close proximity to the golf course and the village



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)  
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	<b>71 C</b>	<b>80 C</b>
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		