



64 Laflouder Fields, Mullion, TR12 7HR

£380,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

64 Laflouder Fields

- DETACHED TWO BEDROOM BUNGALOW IN A QUIET CUL-DE-SAC LOCATION
- POPULAR COASTAL VILLAGE SETTING
- FLEXIBLE LAYOUT WITH POTENTIAL TO REINSTATE THE 3RD BEDROOM
- LANDSCAPED GARDENS
- PLEASANT SEA & COASTAL VIEWS BEYOND NEIGHBOURING PROPERTIES
- GARAGE & OFF ROAD PARKING FOR SEVERAL VEHICLES
- FREEHOLD
- COUNCIL TAX D
- EPC E49







Nicely positioned towards the head of a tucked away cul de sac, within the ever popular coastal village of Mullion, is this spacious two bedroom detached bungalow with pleasant gardens and an outlook, beyond neighbouring properties, towards the coast.

Located in the well regarded residential area of Laflouder Fields, the residence is handily situated for access to village amenities, the nearby sands of Polurrian beach and the South West Coast Path.

Internally the property offers a generously sized twin aspect lounge with a feature fireplace and a sunny outlook towards the sea, beyond neighbouring properties. An archway opens into an adjacent dining room, similarly with an aspect towards the coast. Providing the space and 'footprint' of a three bedroom bungalow, buyers should note that the dining room has been utilised as a third bedroom in the past. Thus for purchasers requiring a third bedroom there is scope to reconfigure the internal accommodation to reinstate one, subject to any necessary permissions or consents.

A well equipped fitted kitchen has a pleasant outlook over the rear garden and sufficient space for a breakfast table and chairs for relaxed early mornings. A well proportioned hallway enables access to all internal rooms, including a convenient cloak room, two double bedrooms and a well appointed fitted bathroom.

Outside, attractive landscaped gardens cradle the residence and are laid largely to lawn with a patio area having an outlook towards the coast and a driveway providing off road parking for a number of vehicles and leading, in turn, to the garage which has a workbench, power and light.

The accommodation, in brief, comprises an entrance porch, hallway, kitchen / breakfast room, dining room / third potential bedroom, lounge, cloakroom, bathroom, inner porch and two bedrooms. There is electric heating and double glazing, save for the garage window.

Mullion is the largest village on the Lizard Peninsula which itself 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 schools and a nursery, 18-hole links golf course, Catholic, Anglican and Methodist Churches, a health centre, and Boots pharmacy. It boasts an attractive harbour and two beaches.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

White part glazed UPVC door to

ENTRANCE PORCH

With coat hanging rail, courtesy light, windows to rear and side aspects, feature stonework, tiling to the floor and a sliding obscure glazed door to

HALLWAY

Of generous proportions with loft hatch to roof space, an airing cupboard housing unvented water cylinder, Dimplex wall mounted electric radiator and doors off to all internal rooms.

CLOAKROOM

Having a low-level w.c. mounted wash hand basin, vinyl floor tiling and a frosted window to the rear aspect.

KITCHEN / BREAKFAST ROOM 12'4" x 9'7" (3.76m x 2.92m)

Comprising a modern fitted kitchen with working top surfaces incorporating a sink with drainer and mixer tap over, a Baumatic electric hob and beech effect cupboards and drawers under with wall cupboards over. There is a built-in Zanussi electric oven whilst spaces are provided for a washing machine and fridge freezer. The room has a nice outlook to the rear garden, wood effect laminate flooring, a wall mounted Dimplex electric radiator, service door to the inner porch and a part glazed door to the hallway.

DINING ROOM / POTENTIAL BEDROOM THREE 10'4" x 7'9" (3.15m x 2.36m)

With window to front aspect and view towards the sea beyond neighbouring properties. Archway opening to

LOUNGE 16'9" x 13'9" (5.11m x 4.19m)

A spacious, dual aspect, light filled room with an open fireplace with stone hearth and surround providing a nice focal point for the room. There is a large picture window enjoying a lovely outlook towards the sea, beyond neighbouring properties, and a window to the side garden and patio. Wall mounted Dimplex electric radiator.

BEDROOM ONE 13'9" x 9'9" (4.19m x 2.97m)

Double bedroom with Dimplex electric heater and a window with a pleasant outlook to the front aspect.

BEDROOM TWO 12'9" x 8'4" plus door recess (3.89m x 2.54m plus door recess)

Double bedroom with Dimplex electric heater and a window to the rear garden.

BATHROOM

With a fitted white suite comprising a low-level w.c. pedestal wash hand basin and a panelled bath with attractive tiled surround and a shower with shower attachment and Rainforest style drencher head. The suite is complimented by a chrome ladder style heated towel rail, recessed spotlights, a mirrored medicine cabinet, an obscure glazed window to the side aspect and attractive tiling to the floor.

INNER PORCH

With vinyl flooring, doors to kitchen and walk in storage cupboard, recessed spotlight and a service door to





GARAGE 19'1" x 12'3" narrowing to 9'2" (5.82m x 3.73m narrowing to 2.79m)

With up and over door, tap, workbench with power and light, electric consumer unit and a single glazed window to the front aspect.

OUTSIDE

Landscaped gardens cradle the residence and are laid largely to lawn. These are neatly enclosed by low-level hedging and fencing, with mature plants and shrubs at the borders. There is a pleasant patio area to the front of the property from which one can enjoy an outlook towards the coast in the distance. A driveway with off road parking leads on towards the garage and entrance to the property.

SERVICES

Mains electricity, water and drainage.

ANTI-MONEY LAUNDERING

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

COUNCIL TAX

Council Tax Band D.

DATE DETAILS PREPARED.

8th June 2026.

WHAT3WORDS

tips.walls.help

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

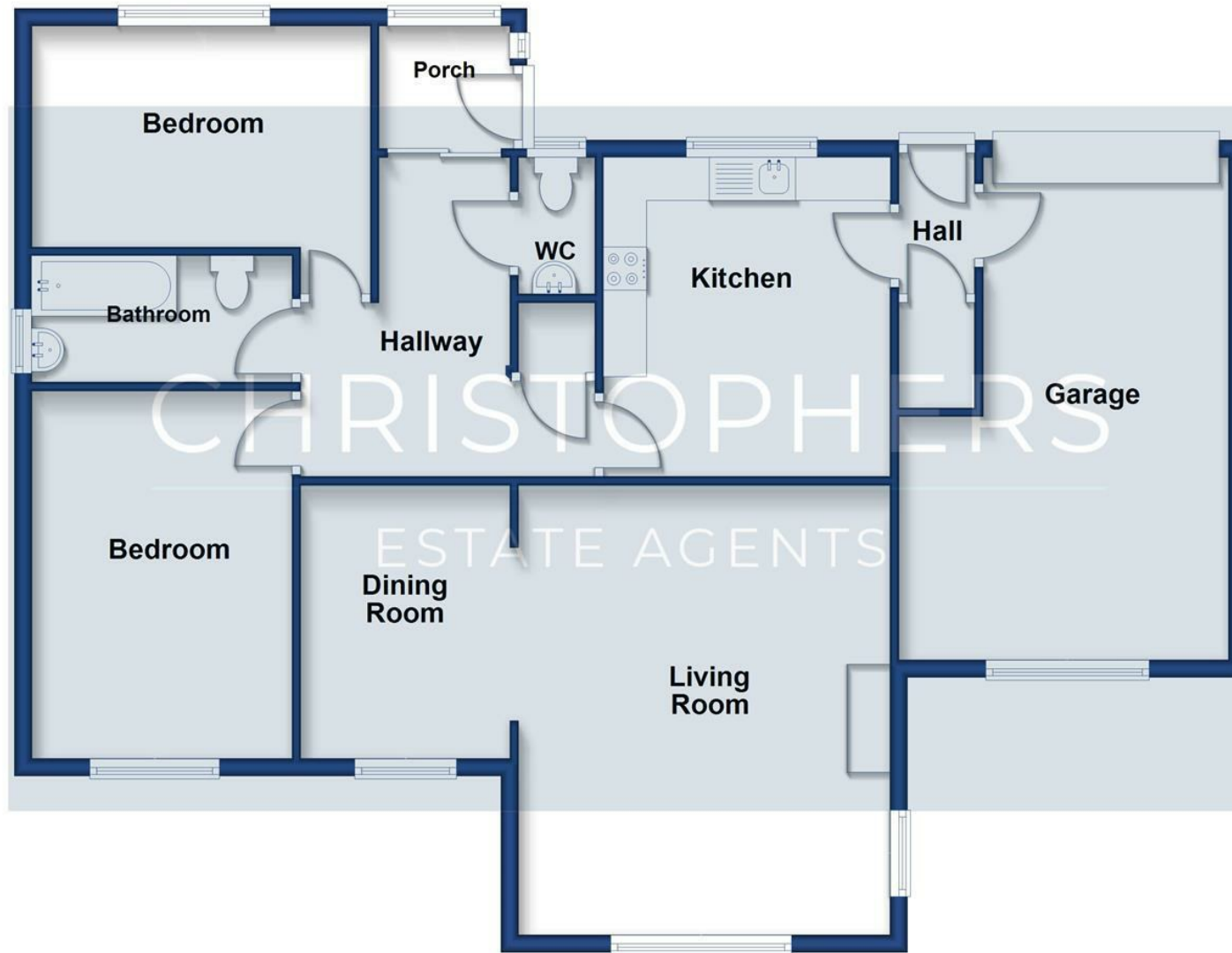
To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

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.



Ground Floor
Approx. 109.2 sq. metres (1175.9 sq. feet)



Total area: approx. 109.2 sq. metres (1175.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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