

Combermere, 5 Willis Vean, Mullion, TR12 7DF

£395,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Combermere, 5 Willis Vean

- SUPER DETACHED THREE-BEDROOM BUNGALOW
- GENEROUS PLOT WITH LOVELY REAR GARDEN
- STUNNING RURAL VIEWS OVER ROLLING COUNTRYSIDE
- SPACIOUS LOUNGE/DINER WITH GARDEN VIEWS
- MASTER BEDROOM WITH GENEROUS EN SUITE
- GARAGE, PARKING AND SIDE ACCESS
- TUCKED-AWAY POSITION CLOSE TO VILLAGE CENTRE
- FREEHOLD
- COUNCIL TAX E
- EPC F38







An exciting opportunity to acquire this super detached bungalow, occupying a generous plot in a tucked-away position close to the heart of the village. One of just two properties in this private lane, the bungalow enjoys a fabulous rear garden taking full advantage of the far-reaching rural views across the surrounding rolling countryside.

The property benefits from double glazing and night storage heating, with well-proportioned accommodation comprising a generous entrance porch, spacious lounge/diner with glazed doors opening onto the garden and enjoying the lovely outlook, fitted kitchen, three bedrooms, a particularly generous en suite to the principal bedroom and a family bathroom.

One of the property's most appealing features is the outlook, with all the principal rooms to the rear enjoying the delightful garden and countryside views.

Outside, the property continues to impress, with a garage, parking, convenient pedestrian access along both sides of the bungalow and a superb rear garden providing an ideal space for relaxing, entertaining or simply enjoying the rural surroundings.

The Location

Mullion, the largest village on the beautiful Lizard Peninsula, offers a wonderful blend of village life and coastal charm, supported by a thriving local community and an excellent range of amenities. These include a variety of shops for everyday needs, primary and secondary schools, a nursery, health centre, pharmacy, churches and an 18-hole links golf course.

The village also boasts a picturesque harbour and two beautiful beaches nearbye, making it an especially appealing location for those seeking a relaxed coastal lifestyle with the convenience of a well-serviced village close at hand.

A lovely opportunity to enjoy the best of village living, with a superb garden, attractive rural outlook and generous detached accommodation.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

GLAZED DOOR
With matching feature glazed side panel leads to :

ENTRANCE HALLWAY
Of generous proportions with coat hanging space and glazed French doors leading into the :

HALLWAY

A generous hallway with large storage cupboards one of which is shelved and houses the immersion and a loft hatch to the roof space. With doors to :

LOUNGE/DINER 20'5" x 11'8" (6.23 x 3.57)

A lovely, generously proportioned space featuring an attractive local stone fireplace, currently housing an electric feature fire. A glazed door, complemented by a matching glazed side panel, perfectly frames the delightful outlook across the garden and towards the surrounding rolling countryside, creating a wonderful connection with the rural setting beyond.

KITCHEN 9'8" x 8'6" (2.96 x 2.61)

Fitted with a wood-effect kitchen, complemented by stone-effect work surfaces incorporating a one-and-a-half bowl stainless steel sink and drainer with mixer tap. There is a good range of base and drawer units beneath, together with matching wall-mounted cupboards above, providing useful storage. Tiled splashbacks complete the finish, with spaces provided for a washing machine, refrigerator and cooker. Windows and a part-glazed door to the rear provide natural light and take full advantage of the superb garden and far-reaching rural outlook.

MASTER BEDROOM 13'3" x 12'10" (4.05 x 3.92)

A dual aspect room again enjoying the fabulous outlook with built-in wardrobes and door to :

EN SUITE

A generous suite fitted with a panelled bath, complemented by a glass shower screen, tiled splashback and mixer shower arrangement. There is a dual-flush WC and a wash hand basin set within a useful vanity unit providing storage beneath, together with a mirror and additional storage cupboards above and alongside. Further features include an electric towel rail and an obscure-glazed window to the rear aspect

BEDROOM TWO 10'9" x 10'6" (3.3 x 3.22)

With built-in wardrobe and window to the front aspect overlooking the garden.

BEDROOM THREE 11'5" x 7'6" (3.5 x 2.3)

With built-in wardrobe and window to the front aspect overlooking the garden.

BATHROOM

Fitted with a panelled bath having a glass shower screen and mixer shower over, with tiled splashbacks. There is a pedestal wash hand basin, also with tiled splashbacks, close-coupled WC, electric towel rail and mirrored medicine cabinet. An obscure-glazed window to the rear aspect provides natural light and ventilation whilst maintaining privacy.













OUTSIDE

Approached over a shared driveway that serves two properties and leads to the properties driveway with parking for two vehicles and leads to :

GARAGE 20'7" x 10'4" (6.28 x 3.16)

Of generous proportions with remote control roller door, window to the side aspect, power, light and water tap.

GARDENS

To the front of the property there is a garden that is laid mainly to lawn, beds at its border housing mature plants, trees and shrubs and surrounded by mature hedging. Pedestrian access is enjoyed down both sides of the property and leads to the rear garden. Being a real feature of this property this generous garden enjoys a predominantly southerly aspect and enjoys views over rolling countryside. It has a large expanse of lawn and is enclosed by mature hedging. There is also a useful shed and water tap. Coming off the property is a covered veranda and patio seating area a super alfresco space to enjoy the outlook in all weathers.

SERVICES/UTILITIES

Mains water, electricity, private drainage and night storage heating.

FLOOD RISK

River & Sea- Very low
Surface Water- Very Low

WHAT3WORDS

offering.prepped.beakers

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 E.

DATE DETAILS PREPARED.

13th November 2026.

MOBILE AND BROADBAND

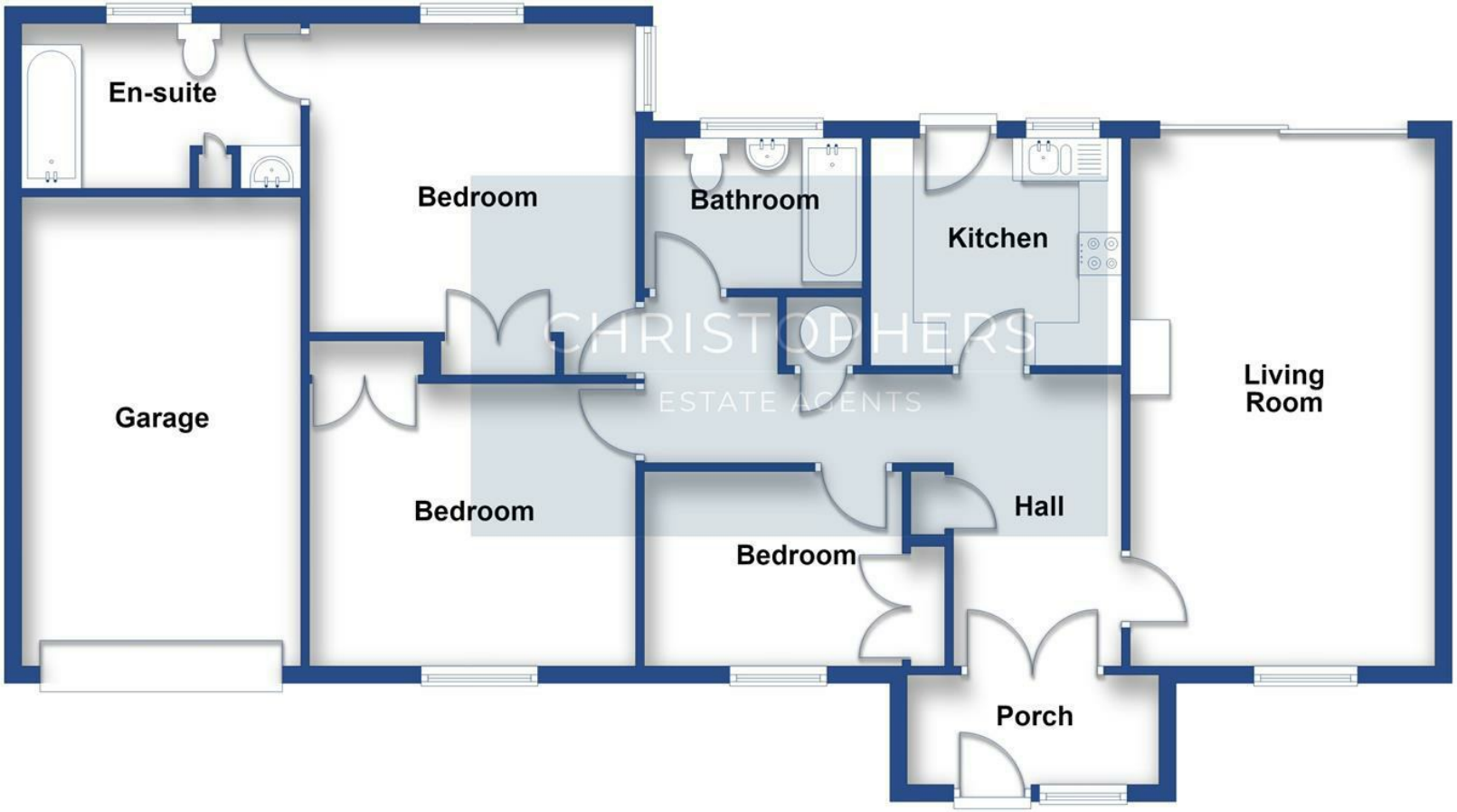
To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

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. 1259.2 sq. feet



Total area: approx. 1259.2 sq. feet

PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



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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