



Four Winds Meaver Road, Mullion, TR12 7DN

£625,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Four Winds Meaver Road

- FOUR BEDROOM DETACHED DORMER BUNGLAOW
- BENEFIT OF A TWO BEDROOM SELF CONTAINED ANNEXE
- COMMANDING ENVIABLE PANORAMIC VIEWS
- IMPRESSIVE & SPACIOUS ACCOMMODATION
- GARDENS & PATIO AREAS
- GENEROUS PARKING & GARAGE
- FREEHOLD
- COUNCIL TAX D
- EPC E39

Delightfully situated on the outskirts of the highly desirable coastal village of Mullion and commanding enviable panoramic views across rolling countryside to the rugged coastline beyond, is this well proportioned four bedroom detached dormer bungalow with a self contained two bedroom annexe.

Seldom do we see such expansive and wide ranging vistas encompassing both the sweeping West Cornwall coastline and an equally impressive rural backdrop with Tregoning Hill and the iconic Goonhilly Space Station in the distance. These should certainly be viewed to be fully appreciated.

The impressive and spacious open plan lounge and dining area is enhanced by authentic wood flooring and a striking wood burning stove with a contemporary exposed flue – perfect for those cosy nights in. The triple aspect sun room has an impressive vaulted glass ceiling and French doors opening out invitingly onto the patio area – the perfect room for post dinner relaxation and watching the sun go down. The magnificent master bedroom offers an elevated sanctuary with fine coastal views, bespoke fitted storage, and a dressing area. Three additional double bedrooms provide generous accommodation for family and guests alike with two en suites and an additional wet room.

The self contained two bedroom annexe provides a versatile and practical open plan living space which would seem well suited for a dependent relative or young adult seeking their own independence.

Outside the gardens and grounds are framed by established hedging and fencing with expanses of lawn and a feature border housing an array of specimen shrubs and plants. A raised patio offers an opportunity to sit out and enjoy the sunny aspect or enjoy a spot of al fresco dining in warmer months.

Generous off road parking is provided for several vehicles whilst there is also an adjacent garage and storage shed .

The accommodation in brief comprises a conservatory, kitchen, open plan lounge /dining room, sunroom, four bedrooms (two ensuite), a wet room and a separate self-contained two bedroom annexe with an open plan kitchen, lounge and dining area. The property benefits from double glazing and LPG fired central heating. 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)







Twin glazed UPVC doors to

CONSERVATORY 13'1" x 9'9" (3.99m x 2.97m)

A light filled triple aspect room with a vaulted ceiling, coat hanging rail, floor tiling and an array of windows providing a fabulous outlook over the front garden and the rural and coastal scene beyond. Door to

OPEN PLAN LOUNGE / DINING ROOM 30' x 12'7" (max) (9.14m x 3.84m (max))

A stunning light and airy open plan living space with recessed spotlighting and authentic wood flooring, enjoying an expansive rural and coastal outlook from several vantage points.

DINING AREA

With large window to front aspect enjoying rural views towards the coast, Mullion and beyond. Wall lights and opening to Kitchen and door to Bedroom Two

LOUNGE

With a contemporary wood burning stove with exposed flue set atop a slate hearth with attractive tiled surround. Enjoying a dual aspect with a window to the side having a panoramic rural view towards Cury, Tregonning Hill and beyond. Door to inner hallway and opening to Sun Room.

KITCHEN 13'9" x 11'8" (max) (4.19m x 3.56m (max))

Comprising a nicely appointed modern fitted kitchen with granite effect working top surfaces incorporating a one and a half bowl sink with drainer and swans' neck mixer tap over and a Zanussi electric hob with stainless steel chimney style hood over. There are a useful range of cream base cupboards and drawers, a carousel unit and matching wall cupboards over. These are complemented by a range of integrated appliances including a washing machine, tumble dryer, dishwasher, and a large fridge/freezer. There is a large pantry style cupboard which houses an Ideal Gas fired boiler, authentic wood flooring, recessed spotlighting and windows enjoying a dual aspect to the rear and side.

SUN ROOM 14'7" x 7'8" (max measurement) (4.45m x 2.34m (max measurement))

Beautifully appointed light filled triple aspect room with a vaulted glass ceiling, wood flooring, alcove shelving, recessed spotlights and French doors opening out onto the front patio. There are magnificent views to enjoy across neighbouring countryside towards the West Cornwall coast beyond.

BEDROOM TWO (En Suite) 12'1 x 11'2 12'1" x 11'2" (plus door recess and storage cupboa (3.68m x 3.40m (plus door recess and storage cupboa)

Dual aspect double bedroom with French doors to the side and a window to the rear. Recessed spotlighting, a door to a large under stairs storage cupboard and a door to

ENSUITE

With a low-level w.c, bespoke rectangular wash hand basin with mixer tap over, vanity cupboard under and a walk-in shower cubicle with a concertina glass shower door and a Mira Sprint electric shower. Recessed spotlighting, chrome heated towel rail, attractive grey tiling to both floor and walls, an extractor fan and a feature mirror.

INNER HALLWAY

With an opening to the staircase and doors to the Wet room and Bedrooms Three & Four.

WET ROOM

Having a low-level w.c, pedestal wash hand basin with cupboard under and a walk-in thermostatic shower with attachment and anti-slip flooring. The walls are neatly tiled whilst there is a chrome ladder style heated towel rail, an extractor fan, a downflow heater, a shaving light/point and an obscure glazed window to the side aspect.

BEDROOM THREE 11'7" (narrowing to 10') x 11'2" (3.53m (narrowing to 3.05m) x 3.40m)
Double bedroom with recessed spotlighting and French doors opening out onto the rear paved garden area.

BEDROOM FOUR 11'4" x 11'1" (3.45m x 3.38m)
Double bedroom with recessed spotlighting, cupboard housing electric consumer unit, window to side aspect and door and steps down to

EN SUITE BATHROOM
Nicely appointed with a low-level w.c, pedestal wash hand basin with mixer tap over and a white panelled bath with glass shower screen and an electric shower over. The room is complimented by attractive grey tiling to the floor and some walls, a ladder style heated towel rail, an extractor, recessed spotlighting and obscure glazed windows to the side and rear aspects. Door and steps down to annexe.

A staircase rises and turns to the first floor

FIRST FLOOR

BEDROOM ONE (Master) 26'9" x 11'8" (max) (8.15m x 3.56m (max))
A delightful dual aspect open plan double bedroom with a convenient dressing area, an attractive white wooden balustrade and a lovely range of built-in storage cupboards and a wardrobe, all designed to take full advantage of the available roof void storage space. There is a lovely rural scene to the rear encompassing Goonhilly Space Station, whilst to the front there are stunning elevated coastal views beyond Mullion village, towards St Michaels Mount and Mounts Bay beyond. Recessed spotlighting and a door to useful loft space with some boarding, offering scope for future conversion to an ensuite, subject to any necessary permissions.

DOLPHIN COTTAGE (ANNEXE)

Part glazed UPVC door to

INNER HALLWAY
With tiling to the floor, coat hanging rail, cupboard housing electric consumer unit, steps up to internal ensuite bathroom and door to

OPEN PLAN KITCHEN / DINING AREA/ LOUNGE 14'1"(narrowing to 11'3") x 11'7" (4.29m(narrowing to 3.43m) x 3.53m)

Light and welcoming open plan living space with wood effect vinyl flooring, a decorative fireplace, wall mounted electric heaters, lighting arrangement and a window to the front aspect enjoying fine views over neighbouring farmland towards the rugged coastline. Patio doors open out invitingly to the rear decked area and lawned garden beyond.

KITCHEN AREA
Having a work top surface which incorporates a one and a half bowl sink with side drainer and Swan's neck mixer tap over, with a number of useful white gloss cupboards and drawers under. Spaces are provided for a fridge/freezer and an electric cooker. Doors to shower room and bedroom two. White louvred doors to bedroom one.

BEDROOM ONE 9'7" x 9'6" (2.92m x 2.90m)
With wood laminate flooring, wall lights, mounted electric heater and windows to rear aspect.

BEDROOM TWO 7'7" x 6'7" (plus door recess) (2.31m x 2.01m (plus door recess))
With wood laminate flooring, wall mounted electric heater and window to rear aspect.





SHOWER ROOM

Having a low-level w.c, pedestal wash hand basin and a corner shower cubicle with sliding doors and a Triton electric shower. There is tiling to the walls, a down-flow heater, a shaving light, tile effect flooring and an obscure glazed window to the side aspect.

ANNEXE GARDEN

A pathway leads into an enclosed lawned rear garden with a shed with power and space for a washing machine. The front garden is neatly enclosed and enjoys a sunny outlook and exceptional open views over adjacent countryside towards the coastline.

OUTSIDE

There is a large and convenient stone chipped parking area suitable for a number of vehicles. Beyond this is a gate and pathway which leads on to the adjacent Dolphin Cottage and the garage.

GARAGE

Detached garage with a metal up and over door and a service door to the side.

GARDENS

With large expanses of lawn and enclosed by mature hedging and walling, the front garden enjoys a fabulous open outlook over neighbouring fields and countryside to the coast beyond. There is a feature border hosting an array of specimen plants and shrubs with a raised sun patio which has enviable views and offers a lovely spot in which to sit out and relax. There is an outside tap and an LPG tank. To the rear of the property is an area of hardscape garden designed with ease of maintenance in mind.

SERVICES

Mains electricity and water. Private drainage. LPG gas fired central heating.

AGENTS NOTE ONE

We understand that the annex may not be conventionally mortgageable and prospective purchasers requiring a mortgage should make their own enquiries in this regard.

COUNCIL TAX BAND

N/A. We are advised that the property is currently Business Rated.

WHAT THREE WORDS

eyebrows.mastering.pulps

ANTI-MONEY LAUNDERING

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

DATE DETAILS PREPARED.

11th March 2026.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

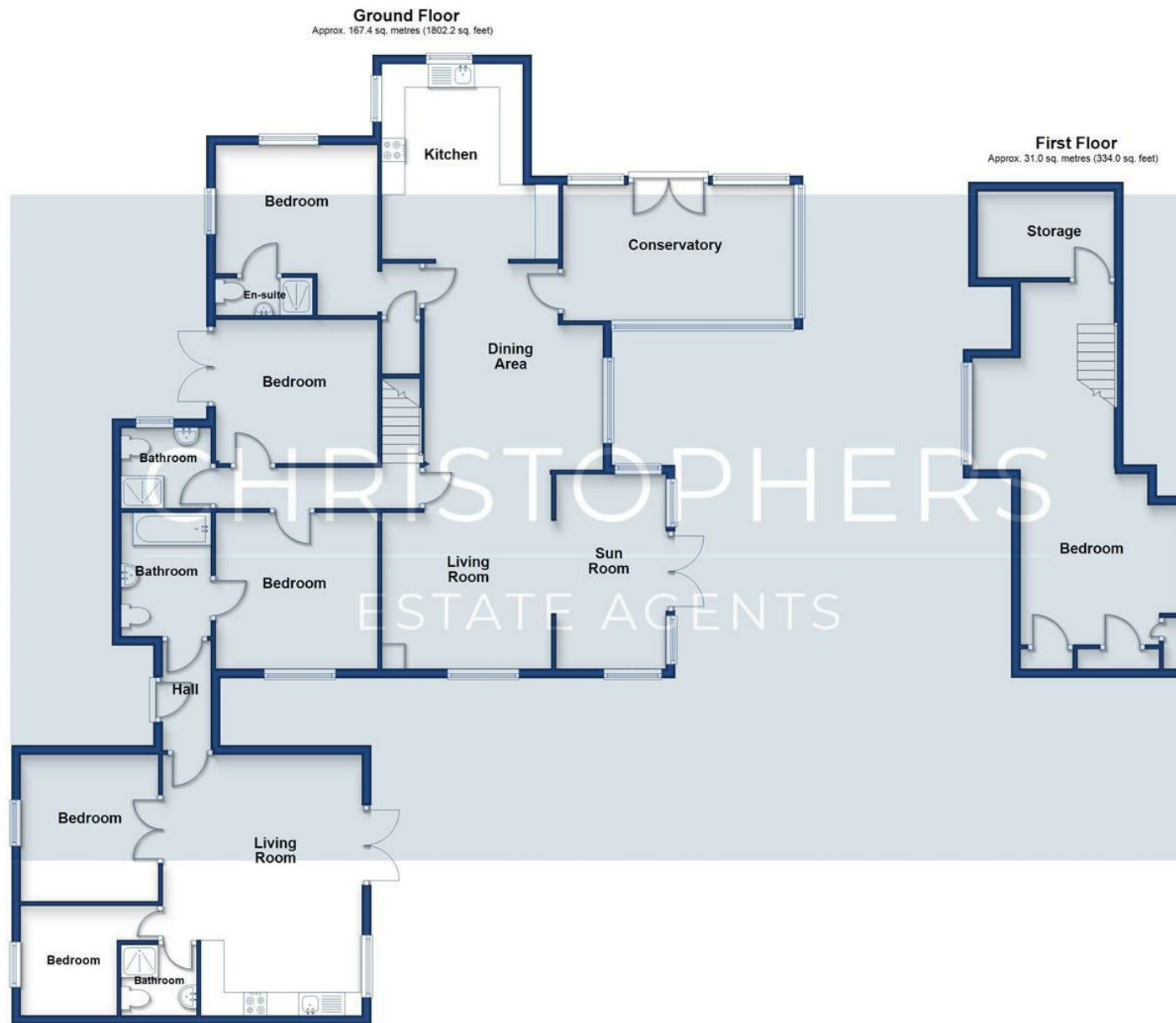
To check the mobile phone coverage please visit -

<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.





Total area: approx. 198.5 sq. metres (2136.2 sq. feet)



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	39	52
(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. Lesser 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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