



## Penny Cottage Churchtown, Mullion, TR12 7HQ

£150,000 Leasehold

CHRISTOPHERS  
ESTATE AGENTS

# Penny Cottage Churchtown

- GROUND FLOOR APARTMENT
- CENTRAL OF THE POPULAR COASTAL VILLAGE
- TWO BEDROOMS
- FITTED KITCHEN
- LEASEHOLD
- COUNCIL TAX A
- EPC E53

An opportunity to purchase a ground floor two bedroom apartment situated in the centre of the popular coastal village of Mullion.

Penny Cottage would seem an ideal opportunity for those looking for a permanent residence, first time buyer, coastal retreat, holiday let or investment in this bustling village.

The accommodation in brief comprises a spacious lounge/reception area, two bedrooms and a fitted kitchen, nicely appointed shower room and w.c.







Mullion itself is the largest village on The Lizard Peninsula which is home to Britain's most southerly mainland point. It is officially designated as an area of outstanding natural beauty, with sheltered valleys, moorland and superb countryside all framed by its rugged coastline.

Mullion is a bustling village offering a good range of facilities including shops, Co-operative supermarket, well regarded primary and comprehensive schools and a nursery. The village is home to an attractive harbour, a beach at Polurrian Cove, health centre and pharmacy. The Polurrian Hotel has a leisure club with indoor swimming pool and the Mullion Cove Hotel also has spa facilities. Nearby is the beautiful sandy beach at Poldhu and a super 18 hole links golf course. More extensive amenities are available in the nearby town of Helston, some six miles distant, with supermarkets and national stores.

**THE ACCOMMODATION COMPRISES (dimensions approx)**

**PART GLAZED DOOR TO THE LIVING AREA**

**LIVING AREA 15'3" x 12'3" (4.66 x 3.75)**

With a window to the side aspect, laminate wood effect flooring, feature shelving, storage cupboard and the room is lit by a spotlight arrangement with doors to the kitchen.

**KITCHEN 9'1" x 4'11" (2.78 x 1.5)**

Comprising fitted kitchen with granite effect worktops that incorporates a touch control ceramic hob and a sink drainer with mixer tap. Tiled splashbacks and extra base and drawer units under, wall units over, integrated oven, space is provided for a refrigerator and there is a window to the side aspect.

**BEDROOM ONE 12'3" x 8'11" (3.74 x 2.74)**

With a window to the front aspect, a door out onto the pavement and wood effect laminate flooring.

**BEDROOM TWO 12'8" x 8'10" (3.88 x 2.71)**

With a window to the front aspect.

**SHOWER ROOM**

With glazed and tiled walk-in shower cubicle with Myra electric shower over. Wood effect laminate flooring, ladder style chrome radiator and a door to the w.c.

**W.C.**

With a dual flushed w.c., wash hand basin with tiled splashback, wood effect laminate flooring and to the side of this is an alcove with plumbing for a washing machine.

**DIRECTIONS**

On entering Mullion village, continue through the one way system and the property will be found on the left hand side, just before 'Petz of Mullion'. There are two car parks in Mullion and to the outside of the property there is a number of on street 'timed' spaces.

**SERVICES**

Mains water, electricity and drainage.

**AGENTS NOTE**

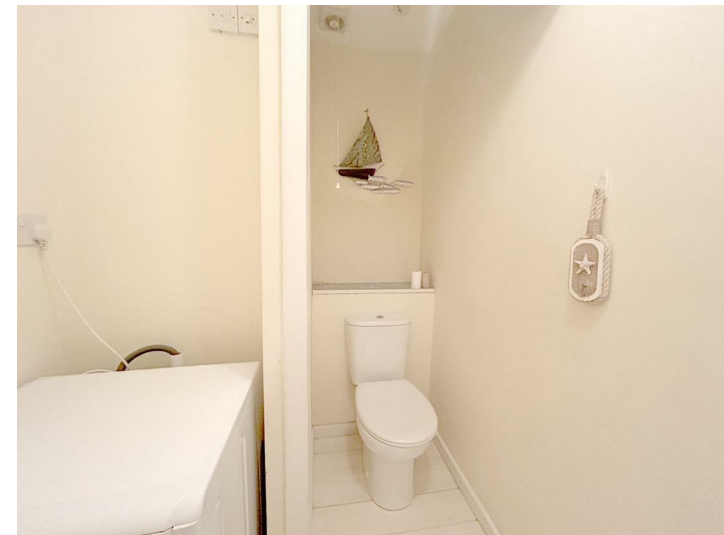
We are advised that there is a 999 year lease which was granted on the 6th May, 2014.

**AGENTS NOTE TWO**

We are advised that there is a ground rent of £1.00 per annum.

**AGENTS NOTE THREE**

The property enjoys pedestrian access over the parking area of The Forge adjacent to its back door.





#### **VIEWING**

To view this property, or any other property we are offering for sale, please call the number on the reverse of these details,

#### **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/>

#### **COUNCIL TAX**

Council Tax Band A.

#### **ANTI-MONEY LAUNDERING**

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

#### **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.

#### **DATE DETAILS PREPARED.**

15th August 2025



General View Of The Building



View of Mullion Island  
Not taken from the site.

# Ground Floor

Approx. 51.2 sq. metres (550.8 sq. feet)



Total area: approx. 51.2 sq. metres (550.8 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 74        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 53                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

## Christophers Estate Agents

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