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Garro Lane, Mullion, Helston

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Mullion Cove 0.8 miles | Kynance Cove 7 miles | Lizard Point 6.5 miles | Helston 9 miles | Porthleven 11 miles | Redruth 18 miles | Truro 25 miles | Penzance 22 miles | Newquay Airport 41 miles (Distances are approximate)

Introducing a charming five-bedroom detached country house located on a private lane in the picturesque village of Mullion.

This delightful residence boasts gardens to front and rear, a large garage plus a parking space, whilst offering an idyllic view overlooking the local cricket field to the rear and countryside views to the front.

Hallway | Family Bathroom | Five Bedrooms (principal being en-suite) | Kitchen/Diner | Pantry | Conservatory | Gardens to Front and Rear | Garage | Utility Room

**£725,000 Freehold**



## Property Introduction

The property features five spacious bedrooms, with the principal en-suite bedroom being en-suite, providing ample space for a growing family or accommodating guests as each room offers comfort and privacy, making it ideal for peaceful nights and rejuvenating mornings.

There is also a fitted kitchen with a good level of wall and base appliances plus store cupboards and significant space for a dining area with feature Rayburn.

To the outside, one can embrace the outdoors with the property's landscaped front and rear gardens. Here, one can unwind amidst the natural beauty or host gatherings with friends and family.

Situated down a country lane, this residence offers exclusivity and a sense of seclusion. Tucked away from main roads and traffic, you can enjoy a peaceful living environment while still maintaining easy access to nearby amenities and services.

Don't miss out on this opportunity to own a stunning country home.

## Location

Mullion is the largest village on the Lizard Peninsula, which itself plays host to mainland Britain's most Southerly Point. The area is one of

outstanding natural beauty with much of it being in the ownership of the National Trust. From sheltered valleys to moor land, the district boasts some superb countryside which is enclosed in a beautiful frame that is the rugged coastline of the Lizard Peninsula. Peppered with quaint fishing coves, beautiful beaches and majestic beauty and renowned sailing waters of the Helford River.

Mullion itself is a thriving village offering facilities to cater for everyday needs together with primary and comprehensive schools, 18-hole links golf course, Catholic and Anglican and Methodist churches, a health centre, a pharmacy, a picturesque harbour, the sandy coves of Polurrian and Poldhu and Polurrian Hotel with its Leisure club with an indoor swimming pool.

The market town of Helston, which stands as the gateway to the Lizard Peninsula, has more comprehensive amenities and is a short drive away whilst the county's commercial centre at Truro is some 18 miles from Helston and has a mainline Railway Station with links to London Paddington.

## ACCOMMODATION COMPRISES

Door opening to:-

## ENTRANCE PORCH

Wood flooring and wall light, glazed door leading to:-

## ENTRANCE HALL

Ceiling and wall lights, telephone point and stairs to first floor with storage cupboard. Radiator. Doors leading off to: -



**LOUNGE 18' 5" x 11' 8" (5.61m x 3.55m) maximum measurements**

A beautifully-presented room featuring a dual-aspect with windows to the front and side elevation. Impressive fireplace with wood burning stove, wooden flooring, panelled walls and two radiators.

**DINING ROOM 13' 7" x 11' 6" (4.14m x 3.50m)**

A generous room with window to the front. Wooden flooring and fire place. Radiator and ceiling lights.

**KITCHEN/DINER**

**KITCHEN AREA 11' 0" x 6' 1" (3.35m x 1.85m) maximum measurements**

Featuring a dual-aspect with windows to the rear and side. Fitted with a range of wall and base units comprising of a stainless steel sink unit, tiled flooring and wall tiles. Archway to:-

**DINING AREA 10' 6" x 10' 0" (3.20m x 3.05m) maximum measurements**

Radiator, wood flooring and oil-fired Rayburn.

**CONSERVATORY 20' 10" x 11' 7" (6.35m x 3.53m) maximum measurements**

Featuring a uPVC double glazed door and windows on three sides and with a door opening out onto the gardens. Tile flooring and radiator.

**WALK-IN PANTRY 9' 9" x 5' 1" (2.97m x 1.55m)**

Window to the rear. Wood flooring, wall-mounted sink unit and fitted wardrobe.

**REAR HALLWAY**

Door to the rear garden.

**CLOAKROOM**

Low level WC and wall-mounted sink unit.

**UTILITY ROOM 6' 9" x 6' 8" (2.06m x 2.03m)**

Double glazed window, centre light, tiled flooring, oil-fired central heating boiler, 'Belfast' sink, plumbing for washing machine and space for tumble dryer.

**FIRST FLOOR LANDING**

Door leading to a small balcony. Radiator and access to loft space.

Doors off to:-

**PRINCIPAL BEDROOM ONE 13' 2" x 11' 8" (4.01m x 3.55m)**

Large window to the front overlooking the garden. fireplace, carpeted flooring and fitted wardrobe. Radiator.

**EN-SUITE SHOWER ROOM**

Window to the front overlooking the garden. Shower enclosure with tiled flooring and walls housing a modern wall-mounted electric mixer shower and pedestal wash hand basin.

**BEDROOM TWO 13' 5" x 11' 9" (4.09m x 3.58m)**

Window to the front. Carpeted flooring, ceiling light, fireplace and wash hand basin.

**BEDROOM THREE 13' 4" x 6' 10" (4.06m x 2.08m) maximum measurements**

Window to side aspect, carpeted flooring, ceiling light, fireplace and wash hand basin. Fitted wardrobe.

**BEDROOM FOUR 11' 3" x 10' 6" (3.43m x 3.20m)**

Window to the side. carpeted flooring, ceiling light, fireplace and fitted wardrobe.

**BEDROOM FIVE 10' 3" x 9' 9" (3.12m x 2.97m)**

Window to the side. carpeted flooring, ceiling light and fitted wardrobe housing the water cylinder.

**BATHROOM**

Window to the rear overlooking the garden. Wood flooring, panelled bath with mixer taps, enclosed shower, pedestal wash hand basin and matching WC. Wooden flooring and towel rail. Radiator.

**GARAGE 19' 1" x 10' 9" (5.81m x 3.27m)**

The garage is separated from the main property with an electric roller door and parking space in front of the garage.

**OUTSIDE**

The gardens are delightful and are sure to appeal to the keen horticulturalist. They are of a very generous size, being to three sides of the property, having expanses of lawn interspersed with numerous shrub borders and trees. There is also a greenhouse and a garden shed. The gardens enjoy an excellent degree of privacy. A wooden pedestrian gate at the rear of the property provides access to the rear garden.

**SERVICES**

Mains water, electricity and private drainage.

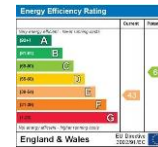
**AGENT'S NOTE**

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

**DIRECTIONS**

Upon entering Mullion, proceed along Nansmellyon Road and turn left at the cricket club into Garro Lane. The property will be identified on the right-hand side. If Using What3words: torso.relations.coach





## MAP's Top reasons to view this home

- Detached character property
- Two reception rooms
- Five bedrooms - principal room with an en-suite
- Kitchen/diner
- Two bathrooms
- Conservatory
- Garage
- Plot size 0.29 acres
- Quiet location
- Chain-free sale

01209 243333 (Redruth & Camborne)  
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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