

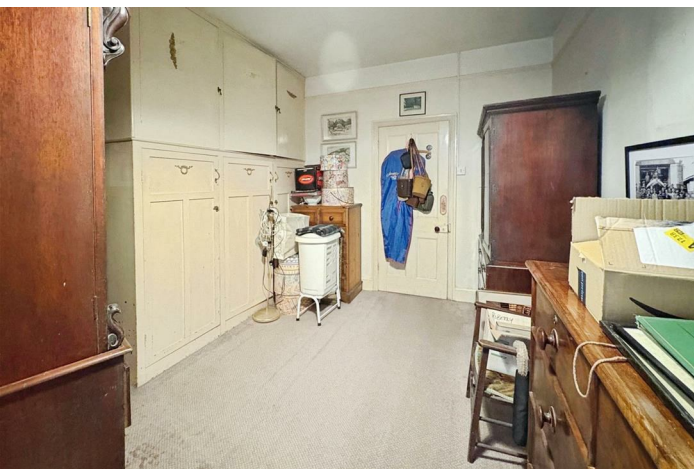
Polmener Nansmellyon Road  
Mullion, TR12 7DH











# Polmener Nansmellyon Road Mullion, TR12 7DH

Located in a charming village setting just a short distance from beautiful beaches, this substantial four-bedroom detached bungalow offers an exciting opportunity for renovation and personalisation. Perfect for families or those seeking a peaceful coastal lifestyle, the property is set on a generous plot with gardens to both the front and rear.

Internally, the accommodation includes four well-proportioned bedrooms, two reception rooms offering versatile living space, and scope to reconfigure or modernise to suit individual needs. The layout presents an excellent footprint for a large family home.

To the rear, a good-sized garden provides ample space for outdoor enjoyment and landscaping, while the front garden adds curb appeal and additional outdoor potential. The property also benefits from two garages, offering secure parking or workshop/storage space.

Situated in a friendly village that features a local shop and a welcoming pub, this property combines rural charm with convenience. With beautiful beaches nearby and renovation potential throughout, this bungalow presents a rare opportunity to create a dream home in a desirable coastal location.



The Mather Partnership, Offices in Helston & Hayle

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**Guide Price - £460,000**

**Location**

The property is situated, just a short walk from the centre of the thriving village of Mullion. The local school, shops, public houses, church, post office and health centre are all close by. Mullion is one of the largest villages on the Lizard Peninsula and as well as having an excellent range of amenities, there are stunning beaches and hotels right on the door stop. Helston town is approximately 8 miles away and has a further range of shops, public houses, cafes, well known supermarkets and a cottage hospital.

**Accommodation**

Entrance Hall  
Pantry  
Utility room  
Scullery  
Kitchen  
Lounge  
Dining Room

Bedroom  
Bedroom  
Bedroom  
Bedroom with a dressing room  
WC  
Bathroom  
Additional reception room

**Garage**

There are two separate garages that are attached to each other.

**Parking**

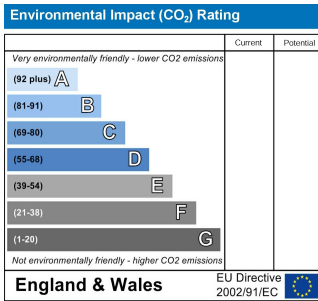
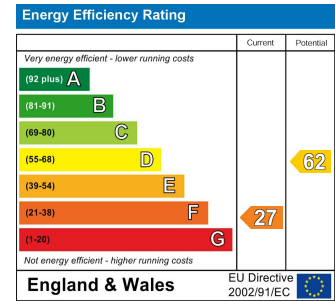
There is a drive way to the front of the property for 2 cars

**Outside**

To the front of the property, the garden is divided into two sections of lawn, currently requiring some upkeep but offering ample potential for improvement. To the rear, the garden features a generously sized lawn bordered by mature shrubs and established trees, providing a private and leafy outdoor space with plenty of scope for landscaping or family use.









**Services**

Mains Water, Electricity and Drainage and oil Aga Heating

**Council Tax Band- F****What3Words**

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**Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**Proof of Finances**

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

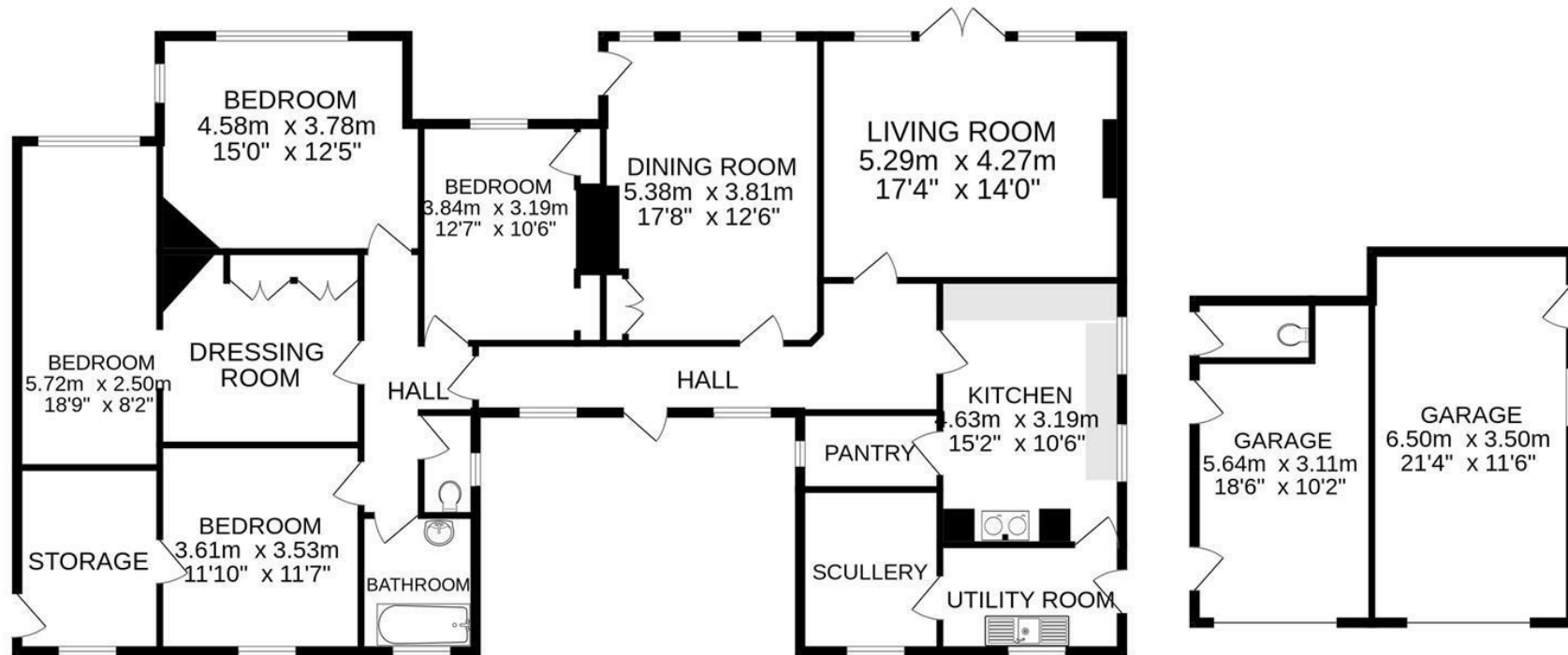
**Broadband & Mobile Phone Coverage**

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





# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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