

Venton Arriance, The Stable and building plot Trewoon Road

Mullion, TR12 7DT

For identification purposes only



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Nestled in the embrace of nature, this extraordinary two-bedroom, two-bathroom reverse-level property offers an unparalleled living experience, featuring a fabulous open-plan layout and breathtaking far-reaching rural views. From the moment you step inside, you'll be captivated by the light and airy atmosphere, enhanced by exposed A-frames that bring rustic charm to the contemporary design.



Tucked away in a tranquil rural setting, this home delivers the perfect balance of peaceful seclusion and convenience. Just a stone's throw away is the charming village of Mullion, a thriving community offering a range of amenities, including highly regarded primary and secondary schools. For more extensive facilities, the nearby market town of Helston provides a lively atmosphere along with excellent shopping and dining options.

In addition to the main living accommodation, the property includes a of a former cow shed, ideal for storage or workshop use, and currently housing the central heating boiler for The Stable.

A standout feature is the adjoining building plot, which benefits from full planning permission and has some services already in place. Attached to the stable, this plot offers exciting development potential and is further enhanced by a generous garden that wraps around on three sides providing an abundance of outdoor space and scope to create a truly bespoke living environment.

Don't miss this rare opportunity to embrace a lifestyle where luxury meets nature where every day is filled with the peace and beauty of the countryside. Come and experience the magic of this idyllic retreat your dream home



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Guide Price - £550,000

Location

The property enjoys a tucked away location on the outskirts of Mullion, offering all of the peace and tranquility of country living whilst still being convenient. Mullion is the largest village on The Lizard peninsula with a thriving community centred around a variety of shops, inns, cafes, restaurants and craft shops and amenities include primary and secondary schools, health centre and chemist. Sandy beaches such as Poldhu Cove and Polurrian are nearby, as is the picturesque Mullion Cove and an 18-hole golf course. A further asset are the two luxurious hotels in Mullion, one situated at Mullion Cove and one at Pollurrian Cove both of which offer leisure facilities with membership options available as well as fine dining.

Helston and the surrounding nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many amenity areas including the boating lake and the beautiful National Trust Penrose Woods. The property is a short drive from the stunning Lizard Peninsula and within a 10 minute drive of the thriving harbour and coastline at Porthleven. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

The Stable

The heart of this home is undoubtedly the fabulous light and airy first floor open plan living space featuring a bespoke solid wood kitchen area, a masterpiece featuring exquisite stone worktops and a unique circular island unit. Equipped with top-of-the-line Neff appliances, this kitchen is a cooks delight and the open plan layout is perfect for hosting meals with family and friends. The ground floor greets you with a spacious entrance/utility area, seamlessly blending practicality with style. Here, you'll also find a characterful bathroom adorned with slate and exposed stone, creating a spa-like ambience. A spacious yet cosy double bedroom invites peaceful slumber, while the master suite boasts elegance and comfort comprising of a double bedroom and a wet room, adorned with slate tiles and a luxurious walk-in shower with a drench head.

Building Plot - With PP For 3 Bed Property

Planning for 3 bedroom property. For further information, please see online Planning PA 17/06862. Electricity connected and drains connected.



Cow Shed

A single storey barn with development potential, subject to necessary consents or useful storage. Measuring approx. 18.3m x 5.5m(measurements approximate supplied by Vendor)

Outside

Outside, the property enjoys enchanting cottage-style gardens on three side, a picturesque backdrop for outdoor gatherings or quiet contemplation. There is a useful ownership of the cow house barn . dedicated parking spaces ensure your convenience, making coming home a hassle-free experience.

Agents Note

Our client has advised us that the property has a shared courtyard, each property owner will be liable for the cost of the upkeep and maintenance and each property will have 2 parking spaces.

Services

Mains electricity and water, private drainage (Shared septic tank). Oil fired central heating. The boiler is located within the adjacent Cowhouse. Council Tax Band B.

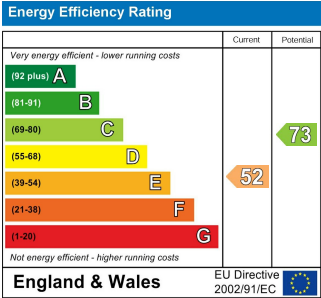
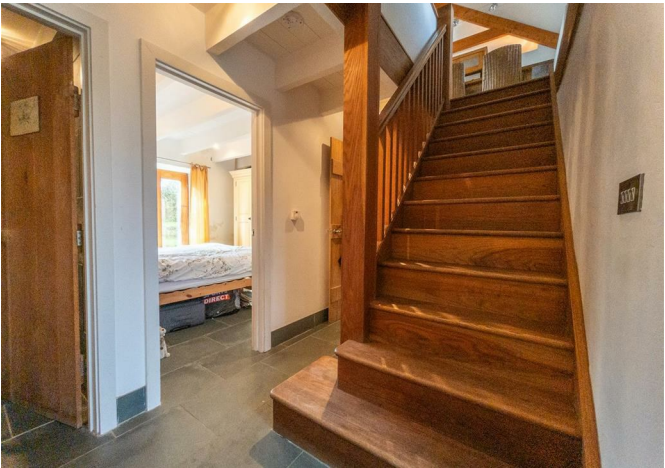
Council Tax Band B

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 ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. 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. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



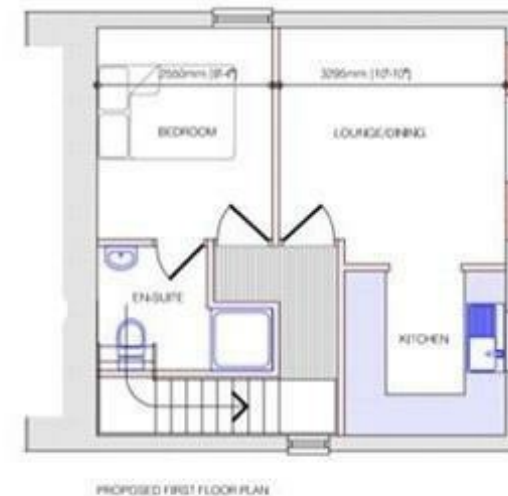
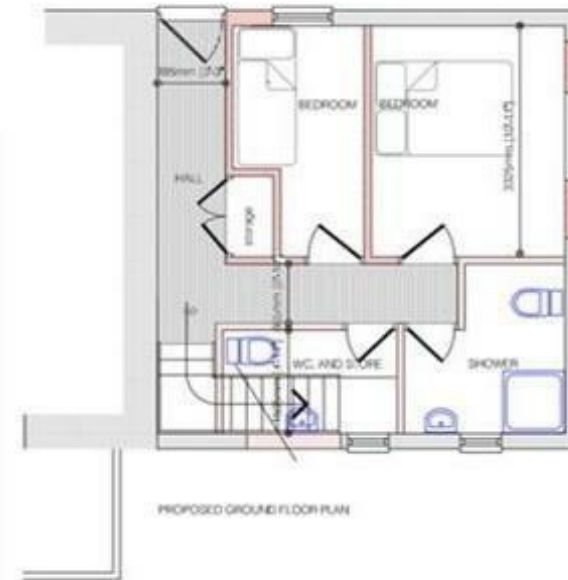
Broadband & Mobile Phone Coverage

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/>

What3Words

///tube.swelling.headrest





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