



Venton Arriance, The Stable Trewoon Road

Mullion, TR12 7DT











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## Mullion, TR12 7DT

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

Situated in a tranquil and tucked-away rural location, this home offers the best of both worlds: serenity and proximity to essential amenities. Just a stone's throw away lies the charming village of Mullion, a well-served hub offering a variety of conveniences including exceptionally well regarded primary and secondary schooling. Should you desire more, the nearby market town of Helston beckons, promising a vibrant atmosphere and an array of shopping and dining options.

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



The Mather Partnership, Offices in Helston & Hayle

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**Guide Price - £375,000**

**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 Pollurian 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.

**Accommodation**

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. Ownership of part of a former cowshed with two parking spaces in front.



**Outside**

Outside, the property enjoys enchanting cottage-style gardens to the rear, a picturesque backdrop for outdoor gatherings or quiet contemplation, with dedicated parking spaces ensure your convenience, making coming home a hassle-free experience.

**Agents Note**

Please be aware that there is extant planning consent for a dwelling which can be viewed on the online planning register under reference - PA17/06862.

**Agents Note 2**

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.

**Agents note 3**

Our client advises us that the boiler is located in the 'Cow shed' whihc is not owned by the property. The client has advised us that there will be a legal right to maintain this.

**Services**

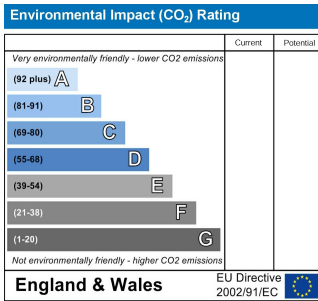
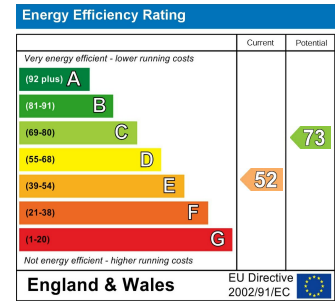
Mains electricity and water, private drainage (Shared septic tank). Oil fired central heating. The boiler is located within the adjacent Cowhouse. Council Tax Band B.

**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/>

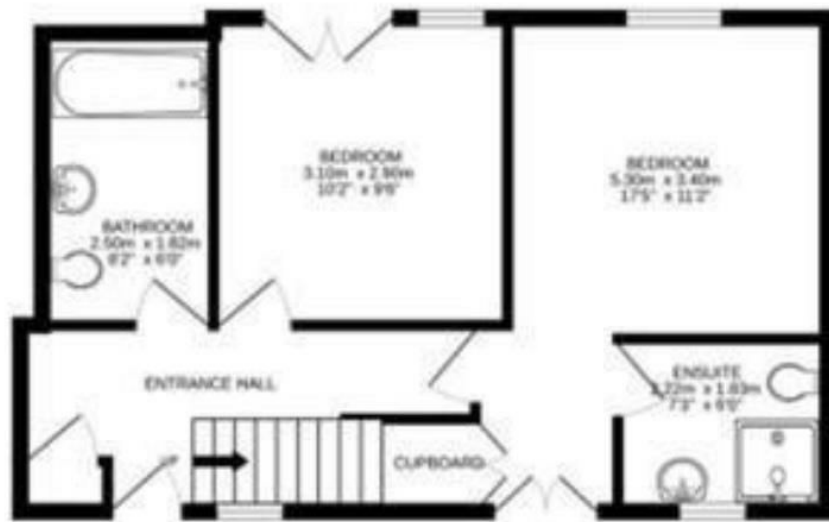
**What3Words**

///tube.swelling.headrest





GROUND FLOOR



1ST 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 misstatement. 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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



