



47 Redannack North
Mullion, TR12 7HE







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This extended three bedroom home offers generous, flexible living accommodation, perfect for modern family life. Thoughtfully renovated, the property is ready to enjoy yet still offers plenty of scope for personalisation. A practical front porch provides useful storage and a welcoming entrance. Inside, the light and airy lounge/diner is a fantastic social space, with patio doors opening onto the rear garden. The kitchen is well equipped with ample storage, making it ideal for everyday living and entertaining.

The newly fitted shower room has been finished to a contemporary standard, while the downstairs bedroom, which also opens directly onto the garden, offers versatility, perfect as a guest bedroom, second reception room, or home office. Upstairs, there are two spacious double bedrooms and a family bathroom, offering a comfortable and well-proportioned layout.

Outside, the enclosed rear garden features a lawn and raised decked area, ideal for relaxing, entertaining, or family play. To the front, a lawned area adds to the home's kerb appeal.



The Mather Partnership, Offices in Helston & Hayle

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Guide Price £265,000

Location

Mullion is the largest village on the Lizard and has an excellent range of day to day facilities to include shops, inns, cafes and restaurants and craft shops. There is a popular golf course close to the village and also hotels with swimming pool etc. Mullion is also renowned for it's high quality schooling with a popular primary school and exceptionally regarded Secondary School. In the centre of the village stands the mainly 13th century church of St Mellanus, renowned for its richly-carved oak bench-ends depicting biblical scenes, including that of Jonah and the Whale. Dramatic Mullion Cove is owned by the National Trust and has a pretty working harbour, protected from the winter gales by stout sea walls. The harbour was completed in 1895, when pilchard fishing was the main local industry and is still used by local fisherman. The old pilchard cellar and net store can still be seen. Another unofficial local industry was smuggling! There are a plethora of coastal walks accessible via the south west coastal path with stunning views to be enjoyed. Nearby Poldhu Cove is the perfect family beach, backed by sand dunes with a large car park nearby and a super café. Historic Church Cove can be walked to across the cliffs from Poldhu. Nearer to the village is Pollurian Cove which can be accessed via a footpath on an attractive clifftop walk, this is another fantastic family beach also popular with surfers.

Accommodation

- Entrance Porch
- Hallway
- Lounge/Diner
- Kitchen
- Shower Room
- Bedroom Three

- Stairs to Landing
- Bathroom
- Bedroom Two
- Bedroom One

Outside

The enclosed rear garden is a lovely outdoor space, mainly laid to lawn and bordered by mature shrubs that provide a good level of privacy and greenery. A raised decked area offers the perfect spot for outdoor seating or entertaining. To the front, there is an additional lawned area along with a section of hardstanding—ideal for extra storage.

Services

Mains water, electricity and drainage. Oil Fired Central Heating.

Agents Note

The property is subject to a 157 Local Housing Restriction whereby it means that the property can only be sold to somebody who has lived or worked in Cornwall for the last 3 years immediately preceding their application to purchase. Purchasers will need to be qualified by Cornwall Council and there may be a cost involved.

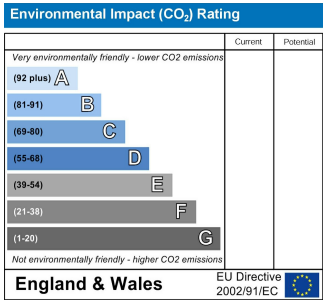
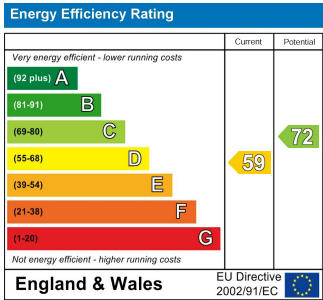
Rights of Way

Our client has informed us that the neighbouring property has pedestrian right of access along the path at the rear to get from the rear of the property to the front.

Planning Information

Our client has informed us that the extension was completed in 2022 and is just waiting to be signed off by building control.





Council Tax Band- A

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

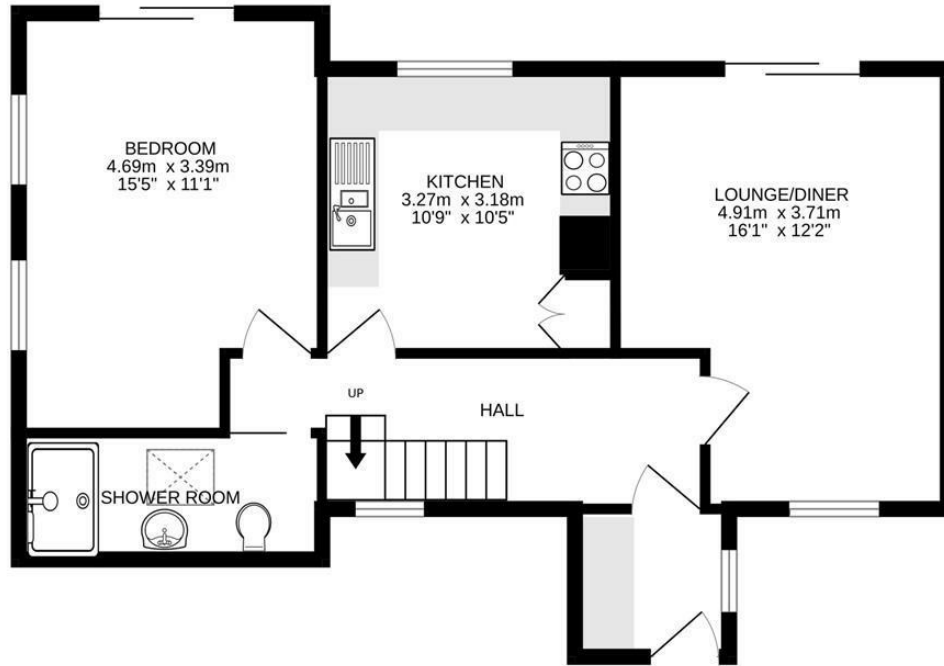
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

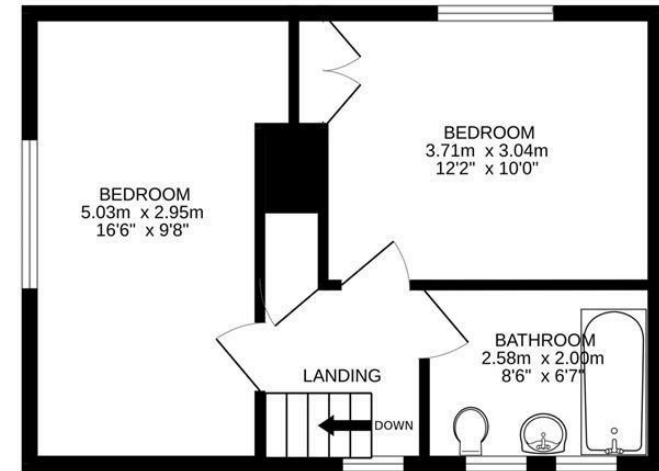
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



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 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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