

# Pendower Nansmellyon Road Mullion, TR12 7DQ











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Set in a desirable village setting, this impressive five-bedroom home offers generous living space, ideal for modern family life. The heart of the home is a large kitchen-diner, perfect for entertaining, complete with a handy utility room and a ground floor WC for added convenience.

Two separate reception rooms, a cosy snug and a bright, welcoming lounge, provide flexible living options for relaxation or entertaining guests. The first floor consists of two extra large and two standard doubles. Upstairs, the second floor enjoys beautiful elevated views, adding to the home's charm.

Outside, there is off-road parking to the front along with a front garden. There is also a rear garden, ideal for families, gardening enthusiasts, or simply enjoying outdoor living.

This well-proportioned home combines space, comfort, and a fantastic location, making it an excellent choice for those seeking village life with plenty of room to grow



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**Guide Price £585,000**

**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  
Study/Bedroom  
Kitchen/Diner  
Utility room/WC  
Snug  
Living Room  
Bedroom  
Bedroom

Bedroom  
Bedroom  
Family Bathroom  
Bedroom  
Shower Room

Our client has informed us that there is Annexe potential which takes into account the living room and bedroom above.

**Parking**

There is tandem parking to the side of the property for up to 3 Vehicles.

**Outside**

This delightful property boasts both front and rear gardens, each beautifully laid to lawn, offering inviting green spaces perfect for relaxation and family enjoyment. The generous rear garden features a paved patio area, ideal for outdoor dining or entertaining, as well as a charming summerhouse that can serve as a peaceful retreat or creative studio. With ample space for vegetable growing by using the greenhouse and enjoying nature, the rear garden captures the afternoon and evening sun, making it a true highlight of the home. There is also a very handy shed to store all of your garden equipment.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		49	71
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Services**

Mains Water, Drainage and Electricity. Oil Central Heating

**Rights of Way**

A small front section of the neighbouring driveway is also owned by Pendower, giving a Right of Way to the property behind."

**Council Tax Band - E****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.

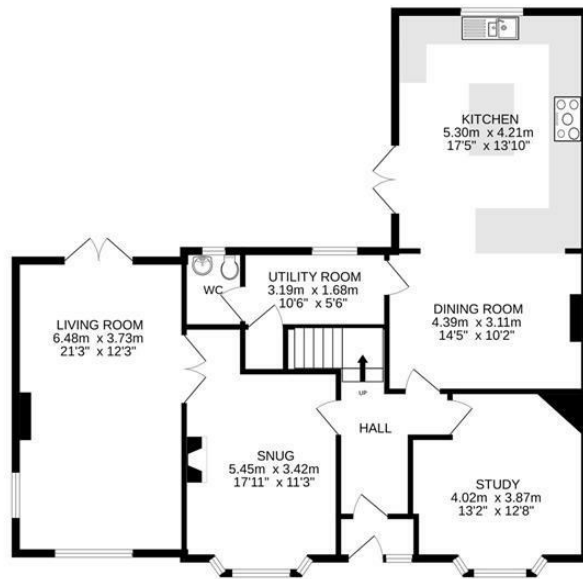
**Mobile and Broadband**

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/>





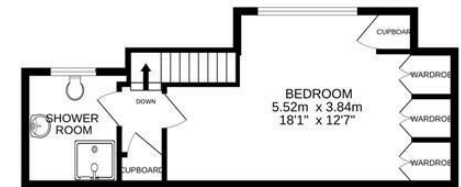
GROUND FLOOR



1ST FLOOR



2ND 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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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.



