



Lot – THE NOOK, EGLOS PARC, MULLION, HELSTON, CORNWALL, TR12 7DG

Auction Guide Price – £160,000 Plus (Plus fees) - OPEN HOUSE FRIDAY 28TH NOVEMBER 12-1 & SATURDAY 6TH DEC 11.00-12.00.

The property is to be offered online by Clive Emson Auctioneers on 11 December 2025

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk

A spacious two double bedroom detached character chalet with living room and separate dining room. Good size enclosed garden to the rear and off road parking. The property has been used as a successful holiday let and if redeveloped could have sea views to the rear (subject to necessary planning permissions) EPC E41. Rates are zero. Freehold.

THE PROPERTY

The Nook offers fantastic potential to redevelop and could enjoy sea views from the first floor (subject to necessary planning permission). Situated on a good size plot in the sought after village of Mullion, within easy reach of coastal walks, beaches, two pubs, village shop and a Co-Op.

The property offers a spacious two double bedroom, two reception room single storey chalet with good size enclosed rear garden and off road parking.

The property was built circa 1920-1930's of a timber frame with wood shingles. The property is heated by electric heaters.

LOCATION

The village of Mullion caters for every day needs and facilities including various shops, primary and secondary schools, post office, restaurants, public houses, churches, and two hotels offering spa treatments and relaxation. A superb eighteen hole golf course. Nearby are Poldhu beach and Mullion Cove and the picturesque Mullion Harbour is a stunning backdrop set amongst some of the finest cliff top walks the peninsula has to offer.

The larger and historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of individual shops, well regarded schools (both primary and secondary) sports

centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

EPC E41

TENURE - FREEHOLD

COUNCIL TAX BAND

The Council Tax Band is zero due to small business rates relief.

SERVICES

Mains electricity, water and drainage. According to Ofcom.org.uk mobile phone coverage is most likely through EE and Vodafone and broadband is standard, super fast and ultra fast through Wildanet and Openreach.

ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE

Entrance Hallway

With doors leading to the living room, two bedrooms, dining room and bathroom.

Living Room 14'11" including bay window x 12' (4.55m including bay window x 3.66m)

A dual aspect room with electric heater.

Bedroom One 10'11" x 10'9 (3.33m x 3.28m)

Double glazed window to the rear.



Bedroom Two 13'7" x 9'10" (4.14m x 3.00m)

With built in wardrobes and a fireplace. Double glazed window to the side.

Dining Room 10' x 9'11" (3.05m x 3.02m)

Door to storage cupboard/pantry which houses the electrics. Built in storage cupboards. Window to the front. Door to the kitchen.

Kitchen 10'3" x 4'7" (3.12m x 1.40m)

With base and wall cupboards. Stainless steel sink and drainer. Door to the utility area.

Utility Area 18'8" x 5'3" (5.69m x 1.60m)

A useful space with door to the rear garden.

Agents Note

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.



