

STAGS

Park Bean

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Mullion, Helston, Cornwall, TR12 7DS

Mullion 0.3 miles Mullion Cove 1.5 miles Helston 6.7 miles

A substantial detached residence situated within the sought-after coastal village of Mullion, enjoying generous accommodation, landscaped gardens and a self-contained ancillary accommodation.

- No Onward Chain
- 4 Bedroom Detached House
- Energy efficient Ground Source Heating System
- Double Garage
- Freehold
- Beautifully Presented
- Popular Coastal Village
- 1 Bedroom Ancillary Accommodation
- Off Road Parking
- Council Tax Band F

Guide Price £999,950

SITUATION

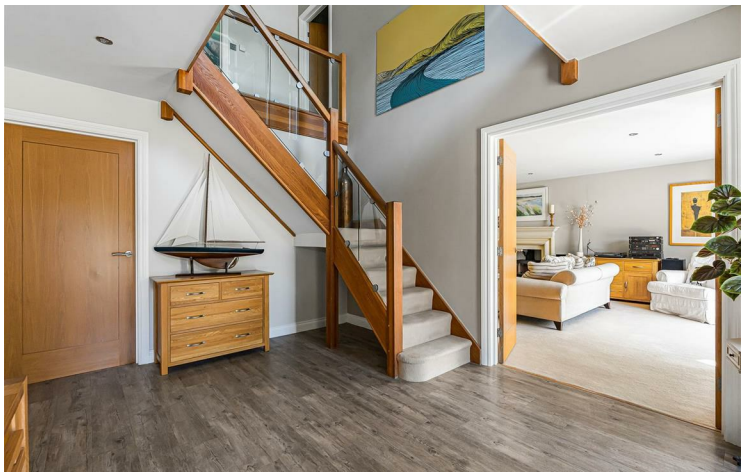
Park Bean is situated within An Area of Outstanding Natural Beauty along Trewoon Road on the edge of the highly regarded village of Mullion, the largest village on the Lizard Peninsula and renowned for its dramatic coastline, attractive harbour and excellent range of amenities. The village offers everyday shopping facilities, cafés, public houses, a health centre and schooling.

The nearby coastline provides outstanding walking and leisure opportunities, including access to the South West Coastal Path, whilst the market town of Helston lies to the north, offering a broader range of shopping and commercial facilities. The area is well placed for access to many of Cornwall's most celebrated beaches and coves.

DESCRIPTION

The property understood to comprise a substantial detached family home, occupying a generous plot within this established residential setting. The property offers spacious and versatile accommodation arranged over two floors and has been thoughtfully designed to take advantage of natural light throughout.







The property is entered via a welcoming reception hall which provides access to the principal living accommodation. The sitting room is a particularly attractive space, enjoying a pleasant outlook over the gardens and providing ample room for both seating and entertaining. The kitchen/dining room forms the heart of the home, offering generous space for family dining and everyday living, whilst a separate utility room provides additional practicality. The ground floor is completed by a study, that could also be used as a ground floor double bedroom, and a cloakroom.

To the first floor, the principal bedroom benefits from en suite facilities and enjoys a pleasant aspect over the surrounding gardens. There are three further well-proportioned double bedrooms, one with en-suite and two served by a family bathroom. The accommodation is well balanced throughout, offering a versatile layout ideally suited to family occupation.

ANCILLARY ACCOMMODATION

A well-presented and versatile detached studio offering bright and airy open-plan living area which benefits from Velux roof windows which provide the room with natural light, together with electric heating. The kitchen area is fitted with a range of units, including integral fridge, dishwasher and washing machine and the bedroom area has space to host a double bed. In addition, there is a shower room with a WC.

OUTSIDE

The property enjoys a substantial plot which extends to just over a quarter of an acre in all.
The gardens benefit from a summer house with power, that would work well for those looking for home office space separate from the main house. The gardens are arranged principally to lawn with mature boundaries providing a good degree of privacy. There is ample off-road parking, both in front of the house and via separate access, in front of the double garage.

SERVICES

Mains water and electricity. Private drainage via septic tank. Ground source heat pump providing underfloor heating. LPG supplying the cooker.
Phone Signal: outdoor and indoor available (Ofcom).
Broadband: Standard and Superfast available (Ofcom).
Please note the agents has not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com: ///space.ultra.charts

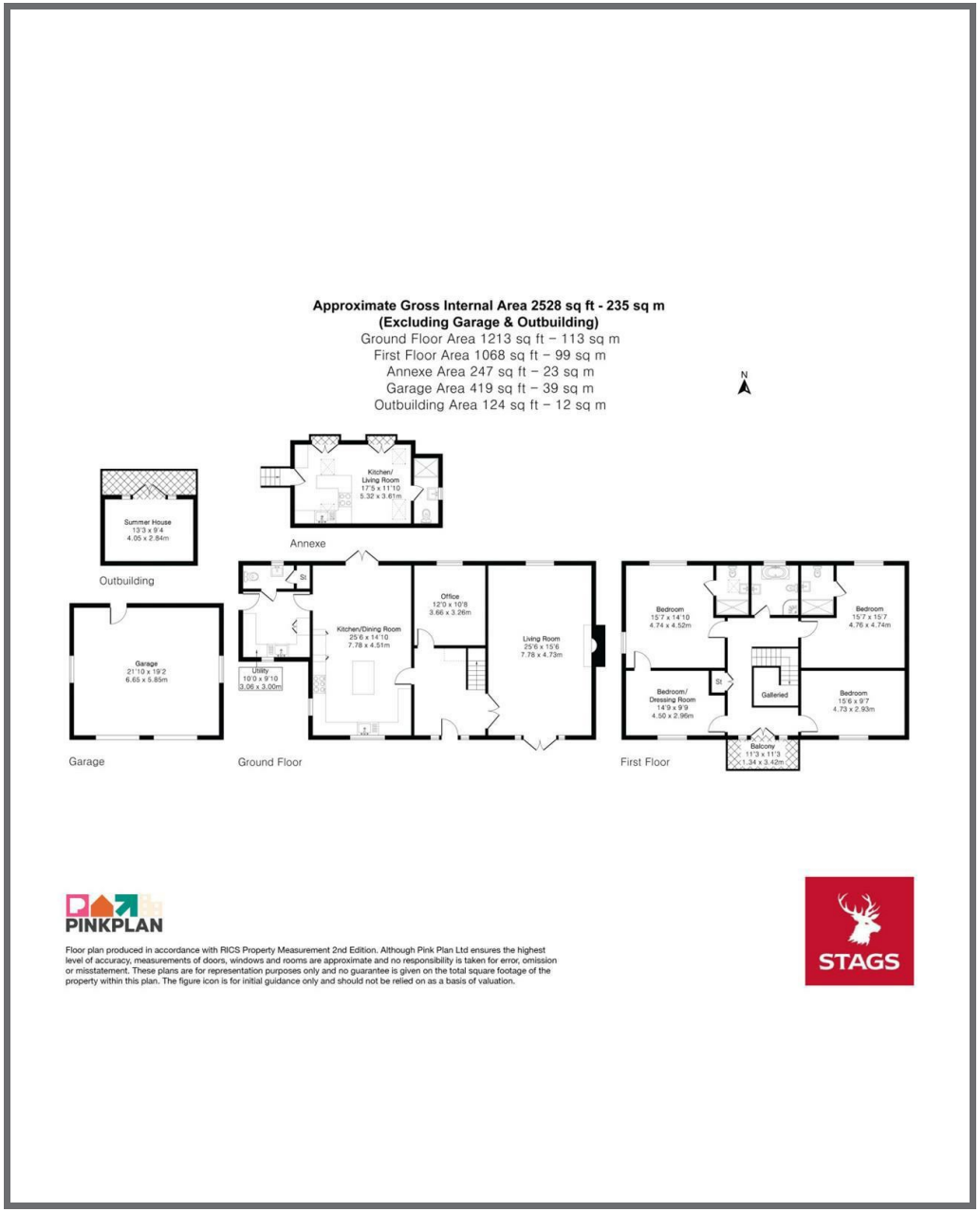


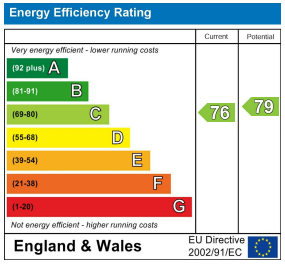




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