84 Laflouder Fields, Mullion, TR12 7EJ

£350,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

84 Laflouder Fields

- TWO BEDROOM DETACHED BUNGALOW
- RELATIVELY LEVEL PLOT
- ELECTRICAL HEATING AND DOUBLE GLAZING
- BATHROOM AND SEPARATE W.C.
- GARAGE
- GARDENS
- SHORT STROLL TO VIBRANT VILLAGE
- FREEHOLD
- EPC F37
- COUNCIL TAX C

An excellent opportunity to acquire a delightful two-bedroom detached bungalow in Laflouder Fields, a well regarded residential area within the sought-after coastal village of Mullion.

Occupying a relatively level plot and situated just a walk from the vibrant village centre and coast, the property is well presented throughout and benefits from electric heating and double glazing.

The accommodation comprises an entrance hallway, a pleasant lounge with open fireplace, a fitted kitchen, two double bedrooms, a bathroom, and a separate WC.

Outside, the property offers driveway parking for several vehicles, an attached garage, and well-maintained gardens to the front and rear. The rear garden provides a relatively private space, ideal for relaxing or entertaining, while remaining manageable and reasonably low maintenance.

With its convenient village location, generous plot, and excellent potential, this bungalow would suit those seeking a main residence, retirement home, or coastal retreat.

Mullion itself is the largest village on The Lizard Peninsula which is home to Britain's most southerly point. It is officially designated as an area of outstanding natural beauty, with sheltered valleys, moorland and superb countryside all framed by its rugged coastline.

Mullion is a bustling village offering a good range of facilities including shops, Co-operative supermarket, well regarded primary and comprehensive schools and a nursery. The village is home to an attractive harbour, a beach at Polurrian Cove, health centre and pharmacy. The Polurrian Hotel has a leisure club with indoor swimming pool and the Mullion Cove Hotel also has spa facilities. Nearby is the beautiful sandy beach at Poldhu and a super 18 hole links golf course. More extensive amenities are available in the nearby town of Helston, some six miles distant, with supermarkets and national stores.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

A PART GLAZED DOOR
With matching side panel to the entrance hallway with storage cupboard that houses the immersion and has some slatted shelving. There is a loft hatch to the roof space and there are areas lit by a series of downlighters, with doors to the lounge/diner.

LOUNGE/DINER 16'10" x 11'4" (5.15 x 3.46)
With an open fireplace (not tested) set on a local stone hearth and surround with wood mantel over and bespoke stone shelf to its side. There are windows to the front and side aspect overlooking the garden and a serving hatch back to the kitchen.

KITCHEN 10'11" x 10'0" (3.35 x 3.06)
With a white fitted kitchen with wood effect worktops that incorporate a stainless steel sink drainer unit with tiled splash backs. With a mix of base and drawer units under and wall units over. Spaces are provided for a cooker, there is a hood over, fridge freezer and a dishwasher. There is tiling to the floor and the room is lit by a series of downlighters and there is a serving hatch back to the lounge/diner.

BEDROOM ONE 9'10"'108'3" x 9'10"'3'3" (3'33 x 3'1)
With built-in wardrobe, cupboard and dressing table, with a window to the rear aspect overlooking the garden.

BEDROOM TWO 9'10" x 9'5" (3.02 x 2.88)
Again, with built-in wardrobes, cupboards and a dressing table. There is a window to the front aspect.

BATHROOM
A panelled bath with tiled splashback and a Triton electric shower over. Wash hand basin set into a vanity unit, storage, obscure window to the rear aspect, shaving socket, part tiling to the floors and tiled floor, downflow heater, ladder style towel rails, extractor and a mirror with light shaver socket.

W.C.
With dual flush w.c., obscure window to the rear aspect and there is tiling to the floor.

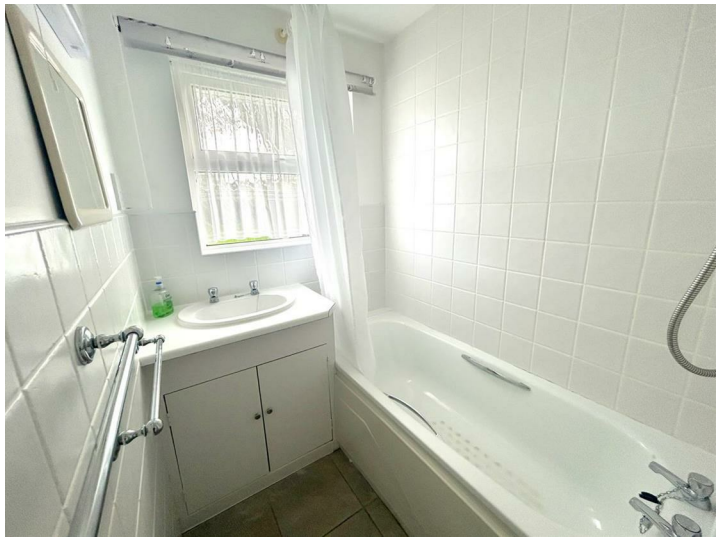
OUTSIDE
To the front of the property there is a gated driveway with parking for several vehicles leading to the garage.

GARAGE 18'8" x 11'6" (5.7 x 3.52)
With an up and over door, power and light. To the rear of the garage there is a utility room.

UTILITY ROOM 11'5" x 4'9" (3.48 x 1.47)
With a window to the side aspect, stainless steel sink drainer and plumbing for a washing machine.

GARDENS
The front garden is laid to lawn and attractively planted with a selection of mature plants and shrubs. The rear garden can be accessed via the side of the property as well as through the garage and utility room. It is mainly laid to lawn and enjoys a predominantly southerly aspect, enclosed by wood panel fencing to provide a good degree of privacy. There are planted border beds with established shrubs, along with a patio area ideal for outdoor seating.

SERVICES
Mains water, electricity and drainage.



AGENTS NOTE

The gravelled area beside the driveway is within the ownership of the property but there is a covenant that doesn't allow building on this area, as the mains cable runs through it which eventually goes to the sub station at the rear.

WHAT3WORDS

senders.fleet.ready

MOBILE AND BROADBAND

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

COUNCIL TAX

Council Tax Band C.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

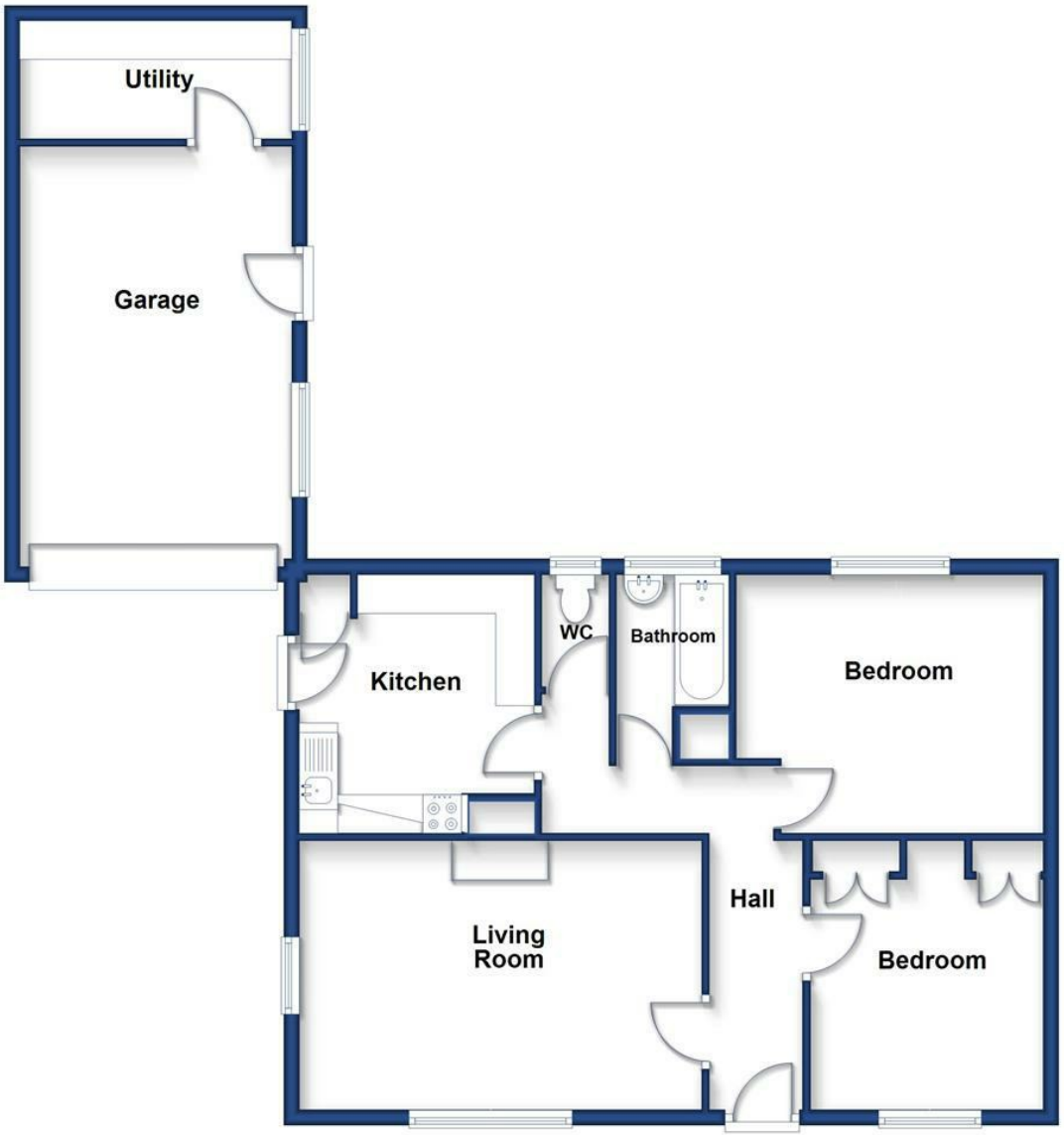
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

5th December 2025.

Ground Floor

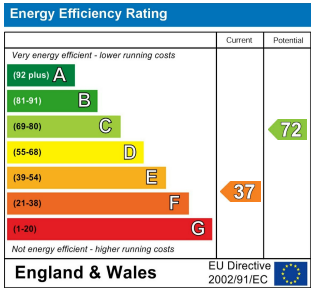
Approx. 91.8 sq. metres (988.1 sq. feet)



Total area: approx. 91.8 sq. metres (988.1 sq. feet)

PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS