



**Adjewednack Ruan Minor, TR12 7LJ**

**£610,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# Adjewednack

- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED PROPERTY
- LOVELY RURAL LOCATION
- STYLISH CONTEMPORARY HOME
- BEAUTIFULLY APPOINTED KITCHEN/DINER
- BEDROOM FOUR WITH EN-SUITE
- LARGE LANDSCAPED GARDENS
- GENEROUS PARKING
- FREEHOLD
- COUNCIL TAX D
- EPC E48

This exceptional four bedroom detached rural residence is enviably located along a tucked away country lane and is cradled by landscaped gardens enjoying a fine outlook over neighbouring countryside. Tastefully and meticulously enhanced during the current owners tenure, the residence blends rural charm with high-end contemporary finishes complemented by herringbone wood effect luxury vinyl flooring.

The striking kitchen is a fine illustration of this boasting sleek grey high-gloss cabinetry paired with premium natural quartz worktops, a full suite of integrated appliances and a Cooker tap with an open outlook over adjacent fields. This space flows seamlessly into a sociable dining area, where bi-fold doors beckon one out onto the patio area, making it an ideal hub for entertaining whatever the time of year.

The living spaces are defined by a sunny outlook and are light and welcoming, particularly the fabulous open-plan sitting room featuring a double-sided wood-burning stove that serves as a lovely focal point for the room and the bespoke triple-aspect orangery that boasts a vaulted ceiling with exposed beams and serene rural views. The home's versatile layout includes a very useful utility room, cloakroom and a convenient downstairs en suite bedroom with a nicely appointed shower room.

Upstairs a generous landing affords access to three further double bedrooms, including a master bedroom that comes complete with a dedicated dressing room. These are serviced by a stylish and beautifully appointed shower room.

Beyond the interior, the residence is cradled by neatly landscaped gardens, laid largely to lawn with a patio and areas in which to sit out and take advantage of the sunny outlook. Whether that be with a book and glass of wine in hand or a relaxing soak in a hot tub at the end of a busy day the expansive views across rolling countryside are the perfect antidote to modern life and should be viewed to fully appreciate.







Practicality is equally well provided for, with a spacious driveway providing off lane parking for a number of vehicles and a garage equipped with power and light.

Every corner of this property reflects a commitment to quality, offering an enviable lifestyle in a private, picturesque setting. Thoroughly recommended.

The property benefits from double glazing and LPG Gas Central Heating.

#### **Mullion Facilities**

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, from sheltered valleys to moorland with superb countryside and framed by its rugged coastline. Sandy beaches, sheltered fishing coves and magnificent sailing waters including the majestic Helford river.

Mullion is a bustling village offering a good range of facilities including shops, Co-operative supermarket, well regarded primary and comprehensive schools and nursery. The village is home to an attractive harbour, a beach at Polurrian Cove, health centre and pharmacy. There are football and cricket clubs along with other organisations and societies together with Anglican, Methodist and Catholic churches. The Polurrian Hotel has a leisure club with indoor swimming pool and the newly refurbished 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.

#### **Ruan Minor**

Ruan Minor is a vibrant rural village, its amenities include a well regarded primary school, playgroup, general stores/post office with coffee shop, doctors' surgery, village hall, church and chapel. Off the centre of the village there is a football club with recreation ground and a super community pavilion bar.

A short distance away is the picturesque village of Cadgwith where there is a popular public house and the sandy beach of Kennack is a short drive away.

#### **THE ACCOMMODATION COMPRISES (dimensions approx)**

##### **GLAZED DOOR AND GLAZED SIDE PANEL TO ENTRANCE HALL**

##### **ENTRANCE HALLWAY**

With stairs rising to the first floor and door to the lounge.

##### **LOUNGE 12'9" x 11'10" (3.91 x 3.62)**

A window to the front aspect, an impressive double sided wood burner set on a slate hearth, LED downlighters and opening to -

##### **ORANGERY 14'6" x 13'9" (4.44 x 4.21)**

An impressive triple aspect room with a vaulted ceiling with exposed beams, Velux windows and doors out onto the garden.

**KITCHEN/DINER 29'6" x 11'3" (narrowing to 9'8") (9.0 x 3.45 (narrowing to 2.97))**

A fabulous light airy space with bi-fold doors at the dining end, spilling out onto the garden with two windows to the rear aspect overlooking open countryside. The stylish grey high gloss fitted kitchen comprises natural quartz worktops with matching upstands that incorporate a sink drainer and there is a Quooker instant hot water tap. An array of built under cupboards and drawers, two large floor to ceiling larder cupboards, built in quality AEG appliances including multifunction oven, built-in comb/microwave, touch control induction hob with hood over, dishwasher, tall larder fridge and freezer. Dual sided wood burner set on a slate hearth with a wood mantel over, feature shelving and a door to the utility room.

**UTILITY ROOM 13'6" x 8'1" (4.137 x 2.48)**

With stone worktops and matching upstands incorporating a stainless steel sink drainer with mixer tap, a mixture of base and drawer units under, wall units over, space is provided for a washing machine and tumble dryer. Feature radiator, service door to garage and a door to the cloakroom.

**CLOAKROOM**

With dual flush w.c., wash hand basin with vanity unit under, attractive splashback and shelf over, part wood panelling to the wall.

**BEDROOM FOUR 12'11" x 9'11" (3.95 x 3.03)**

With a window to the front aspect enjoying a nice outlook and door to the-

**SHOWER ROOM**

With glazed and attractively tiled walk-in shower cubicle with feature shelves, drencher head with further wash head and a wash hand basin set into a vanity unit with storage under. Concealed cistern dual flush w.c., part tiling to the walls, window to the rear aspect overlooking the open fields, shaver socket, LED downlighters and feature towel drying radiator.

From the landing, a staircase rises to the first floor.

**LANDING**

With picture window to the front aspect enjoying views over miles of Cornish countryside with doors to -

**MASTER SUITE**

**BEDROOM 12'0" x 9'5" (3.68 x 2.88)**

With a window to the front aspect, with views over rolling countryside and farmland and woodland, loft hatch to roof space and opening to -

**DRESSING ROOM 12'1" x 7'10" (3.69 x 2.41)**

With velux window, with integral blind, enjoying a beautiful rural outlook.

**SHOWER ROOM**

Being beautifully appointed with glazed and tiled walk-in shower cubicle with feature shelf, large drencher head with further shower head, extractor, dual flush w.c., pedestal wash hand basin with feature shelf and LED lit mirror over, shaver socket, attractive part tiling to the walls and attractive solid anti slip floor.

**BEDROOM TWO 19'1" x 11'4" (with limited head room at eaves) (5.82 x 3.47 (with limited head room at eaves))**

With two Velux windows with integral blinds enjoying a lovely rural outlook. Two windows to the side aspect and aves storage cupboards. The room is lit by two spotlight arrangements.

**BEDROOM THREE 10'10" x 9'10" (3.32 x 3.02)**

With a window to the front aspect enjoying a lovely rural outlook.





#### OUTSIDE

There is a gated driveway with granite posts that lead to the parking area for several vehicles and leads to the attached garage.

#### GARAGE 18'6" x 10'8" (5.65 x 3.27)

With electric up and over door, power, light and window to the rear aspect and service door back to the cloakroom.

#### GARDENS

The beautiful gardens, which wrap themselves around this property, are enclosed by mature hedging and Cornish stone walls. To the front there is a lovely lawned area with beds at its borders, with plants trees and shrubs.

To the side of the garage there is an electric car charging point, a log store and a water tap. Pedestrian access is gained down to the side of the property, off the dining room there is a patio seating area and further lawned area, ideal for al fresco dining with views onto the meadow, with open countryside in the distance. From many other points in the garden, a super rural view is to be enjoyed. All in all, a super country spot to sit and relax.

#### SERVICES

Mains water, electricity and private drainage.

#### AGENTS NOTE ONE

We are advised by our owners that the hot-tub may be available to purchase by separate negotiation.

#### CONSERVATION AREA

We are advised that this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

#### DIRECTIONS

Take the A3083 from Helston marked Mullion and The Lizard, just before Lizard Point holiday park take the left hand turn. Follow this for a short distance and the property will be found on the left hand side.

#### COUNCIL TAX

Council Tax Band D.

#### 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/>

#### 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.

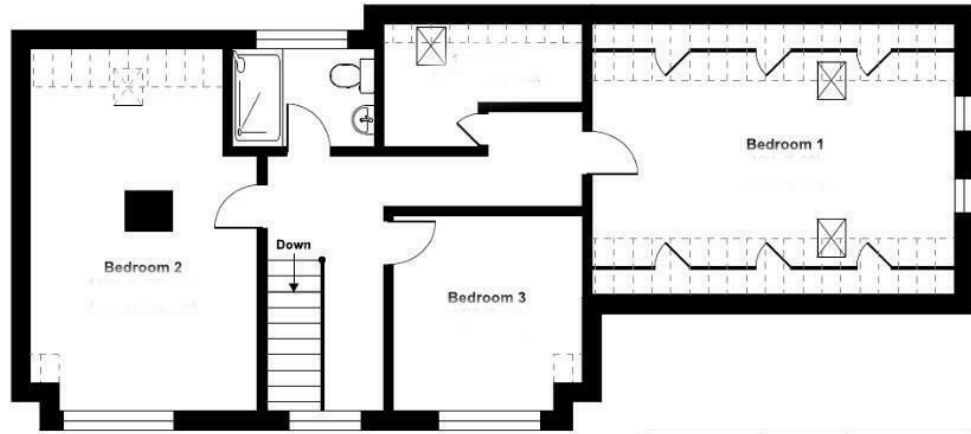
26th March 2026



Illustration purposes only



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	60
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fence and gate 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.



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