

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a substantial handsome, five bedroom, detached property in a super tucked away position just off the centre of the popular coastal village of Mullion.



Hill House, although in need of some updating to realise its full potential, offers the basis of a lovely family home set amongst beautiful grounds and gardens in this most popular village.

The property benefits from oil fired central heating and double glazing.

The generous accommodation in brief comprises on the ground floor, an entrance porch, entrance hallway, L shaped lounge/dining room with vaulted ceiling and doors leading out onto the garden, fitted kitchen, bedroom five with adjacent shower room and a study/bedroom six. To the first floor there are four bedrooms, the master of which enjoys far reaching views over other properties to the sea over Mounts Bay. There is also a family bathroom.

To the outside there is a driveway with ample parking and double garage, whilst prospective purchasers will delight at the mature gardens planted with an array of specimen plants trees and shrubs that surround the property.

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.

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 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.

PART GLAZED DOOR TO

ENTRANCE PORCH

Triple aspect with view over the front garden, part glazed door to

HALLWAY

With stairs rising to the first floor and doors to

LOUNGE/DINING AREA

DINING AREA 5.7M X 3.53M (18'8" X 11'6")

With two glazed French doors leading out onto the garden and a window to the front aspect, the room has a vaulted beamed ceiling and is lit by a number of spotlights.

LOUNGE AREA 3.87M X 3.18M (MAXIMUM MEASUREMENTS) (12'8" X 10'5" (MAXIMUM MEASUREMENTS))

Fireplace with slate hearth housing a wood burner, feature shelved area with granite footing and a tilt and slide glazed door leads out onto the front aspect. There is a vaulted beamed ceilings and the area is lit by a spotlight arrangement.

KITCHEN/BREAKFAST ROOM 5.71M X 2.65M (18'8" X 8'8")

With fitted kitchen comprising stone effect worktops that incorporate a double bowl stainless steel sink drainer with mixer tap. There are a mixture of base and drawer units under with wall units over, two windows to the front aspect, slot in cooker with hood over, part tiling to the walls, tiled effect vinyl flooring, wood paneled ceiling and a glazed door out onto the rear aspect. Spaces are provided for both a washing machine and dishwasher.

BEDROOM FIVE 3.7M X 3.17M (12'1" X 10'4")

With built in wardrobes and two windows to the front aspect.

SHOWER ROOM

With glazed walk in shower cubicle with tiled splashbacks, pedestal wash hand basin, close coupled w.c., tiling to the walls, mirrored medicine cabinet and a window to the side aspect.

STUDY/BEDROOM SIX 3.68M X 3M (12'0" X 9'10")

With a window to the front aspect overlooking the garden.

LANDING

With immersion cupboard with slatted shelving and a window to the rear aspect overlooking the garden with the church tower as a view.

MASTER BEDROOM

A super double aspect room with windows to both the side and front aspect with views over other properties to open countryside whilst to the front there are views to the sea over Mounts Bay towards Penzance in the distance. There are built in wardrobes and a vanity unit incorporating a sink.

BEDROOM TWO 4.21M X 2.38M (13'9" X 7'9")

With a sink set into a vanity unit and a window to the front aspect enjoying the same view as the master. There is a loft hatch to the roof space.

BEDROOM THREE 3.96M X 3.7M (12'11" X 12'1")

A dual aspect room with views over other properties to open countryside and two windows to the rear with the church tower as its view.

BEDROOM FOUR 3.38M X 2.38M (11'1" X 7'9")

With a window to the rear aspect enjoying the same views as bedroom three.

BATHROOM

Comprising a suite that includes a panel bath, close coupled w.c., pedestal wash hand basin, window to the rear aspect which enjoys far reaching views over Mounts Bay, tiling to the walls and mirrored medicine cabinet.

OUTSIDE

The property is approached along a graveled driveway which serves three other properties and opens out onto a parking area with parking for a number of vehicles and leads to

DETACHED GARAGE 5M X 4.6M (16'4" X 15'1")

With electric remote controlled door, two windows to the rear, power and light.

GARDEN

The real feature of this property are its beautifully mature gardens which are planted with an array of specimens plants, trees and shrubs. One enters to the rear of the property entering a hard landscaped garden area which is nicely enclosed by mature planting and is interspersed with beds housing plants and shrubs. From this area pedestrian gates lead down both sides of the property. To the left hand side of the property there is a lawned area with beds housing plants, trees and shrubs whilst at the rear a super enclosed garden interspersed with beds again housing many specimen plants, trees and shrubs. There is a porch area to the front of the property, outside tap and there is a gate leading out onto the side of the property to a footpath that leads back into the village. To the right hand side of the property there is a sunken garden being nicely enclosed by mature hedging

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

DIRECTIONS

From Helston follow the A3083 to The Lizard, turn right just before Lizard point holiday park, sign posted Mullion. On entering the village head through the one way system and turn right at the junction, pass the Old Inn on your left hand sign, turn left at the junction then immediately left up the gravelled drive. The property will be found at the top on the right hand side.

COUNCIL TAX BAND

Council Tax Band F.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

PROOF OF FUNDS - 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

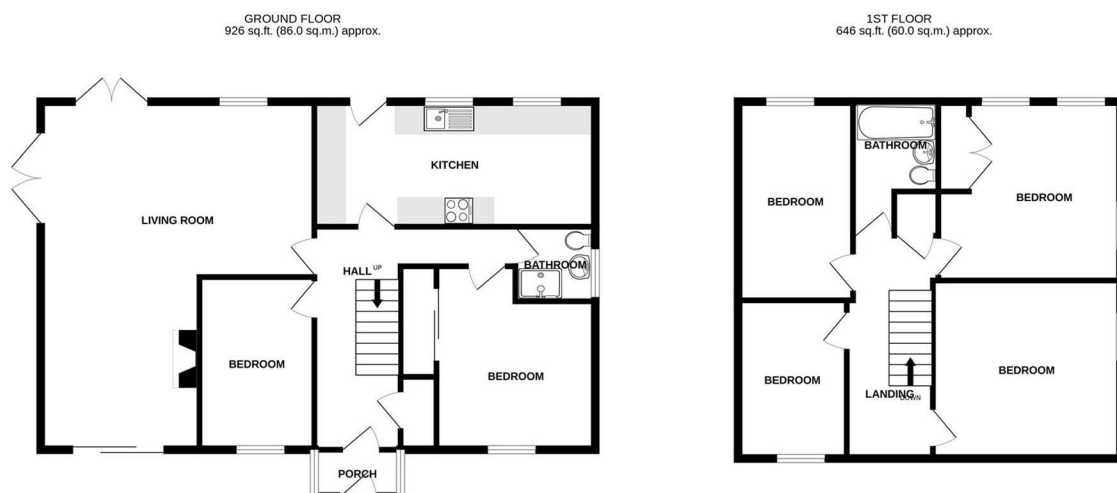
13th July 2023

AGENTS NOTE

We understand from a surveyor that " the construction of the first floor.

Circa 40% of the building is fully timber framed. This places the property outside the lending criteria of many lenders.

HILL HOUSE CHURCHTOWN, MULLION, CORNWALL, TR12 7HN PRICE GUIDE £475,000



TOTAL FLOOR AREA : 1571 sq.ft. (146.0 sq.m.) approx.

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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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		
		74
	50	
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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