



Chynoweth 10 Laflouder Fields, Mullion, TR12 7EL

£525,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Chynoweth 10 Laflouder Fields

- DETACHED DORMER BUNGALOW
- FOUR BEDROOMS
- FAR REACHING VIEWS OUT TO SEA
- GARAGE AND PARKING
- ENSUITE MASTER BEDROOM
- FREEHOLD
- COUNCIL TAX BAND D
- EPC F31

An opportunity to purchase a detached, four bedroom dormer bungalow in the Cornish village of Mullion.

Situated in the popular residential area of Laflouder Fields in the sought after Cornish village of Mullion is this detached, four bedroom dormer bungalow. The beautifully presented residence, which has been greatly enhanced by the current owners, benefits from double glazing and enjoys far reaching views over open countryside and out to sea. Enjoying many refinements of modern living from stylish fitted kitchen to an ensuite master bedroom, the property is well proportioned and has an integral garage.

In brief, the accommodation comprises an entrance area, hall, kitchen, dining room, lounge, bedroom four, shower room and completing the ground floor a rear porch/utility room. On the first floor is a w.c. and three bedrooms, the master of which benefits from an ensuite shower room.

The outside space is a real feature of the property with gardens cradling the residence and providing both hard landscaped patio areas and lawned areas. Views can be enjoyed from areas of the gardens across open countryside and out to sea.







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)

DOOR TO

ENTRANCE AREA

With door to

HALL

With open thread staircase to the first floor and doors to varies rooms and opening to

KITCHEN 9'9" x 8'9" (2.97m x 2.67m)

A modern stylish kitchen comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. An array of built in appliances include an oven with hob and hood over, fridge and a dishwasher. The room has partially tiled walls, window to the side and opening to

DINING ROOM 10'9" x 9'6" narrowing to 9' (3.28m x 2.90m narrowing to 2.74m)

With outlook to the side, door to the hall and having triple folding doors to

LOUNGE 21'9" x 10'9" (6.63m x 3.28m)

A triple aspect room enjoying far reaching views over open countryside towards the sea. There is a feature fireplace with tiled hearth with wood mantel over housing an open fire. French doors open onto the garden.

BEDROOM FOUR 12' x 11' maximum measurements (3.66m x 3.35m maximum measurements)

An irregular shaped room with outlook to the side and having built in wardrobes.

SHOWER ROOM

Comprising a large walk in shower cubicle with both rain and flexible shower heads, wash basin with mixer tap over and cupboards under and a heated towel rail. There are tiled walls and an obscured window to the side.

W.C.

Comprising a close coupled w.c. and a wash basin with mixer tap over and cupboard under.

REAR PORCH/UTILITY ROOM 15' x 4'3" (4.57m x 1.30m)

With door to the outside and step up to the utility area. There are working top surfaces incorporating a sink with mixer tap over and cupboards under. There is space for a washing machine, wall cupboards over, partially tiled walls and an outlook to the side. Door to

INTEGRAL GARAGE 16'9" x 9'9" (5.11m x 2.97m)

With up and over door, power, light and window to the front.

STAIRS AND LANDING

With access to the loft, airing cupboard and doors to all remaining bedrooms and door to

W.C.

Comprising a close coupled w.c. and a pedestal wash hand basin. There is a tiled floor, obscured window to the side and access to eaves storage.

MASTER BEDROOM 16'9" x 13'3" (5.11m x 4.04m)

A fabulous room with far reaching views over open countryside and out to sea. French doors open onto a balcony to take full advantage of the fine vistas with the balcony seeming an ideal place to sit back and enjoy a morning coffee. The room has a skylight and door to

ENSUITE

Comprising a shower cubicle, corner wash basin with mixer tap and a w.c. with concealed cistern. There is towel rail, obscured window and aqua paneling. The room has a tiled floor.





BEDROOM TWO 10' x 11'9" narrowing to 9' (3.05m x 3.58m narrowing to 2.74m)

An irregular, L shaped room with an array of built in wardrobes and drawers. Slight sloping ceilings and there is an outlook to the front.

BEDROOM THREE 10' x 7'9" (3.05m x 2.36m)

Outlook to the side and access to the eaves.

OUTSIDE

The outside space provides many vantage points to enjoy the views across open countryside and out to sea. There are good sized lawned areas and hard landscaped patio areas with the front terrace being a particular highlight. At the bottom of the garden is a further area which is currently used as a compost area whilst to the front of the residence is a parking area for at least two vehicles.

SERVICES

Mains electricity, water and drainage.

VIEWING

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

COUNCIL TAX BAND

Band D

MOBILE AND BROADBAND COVERAGE

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 REGULATIONS - PURCHASER

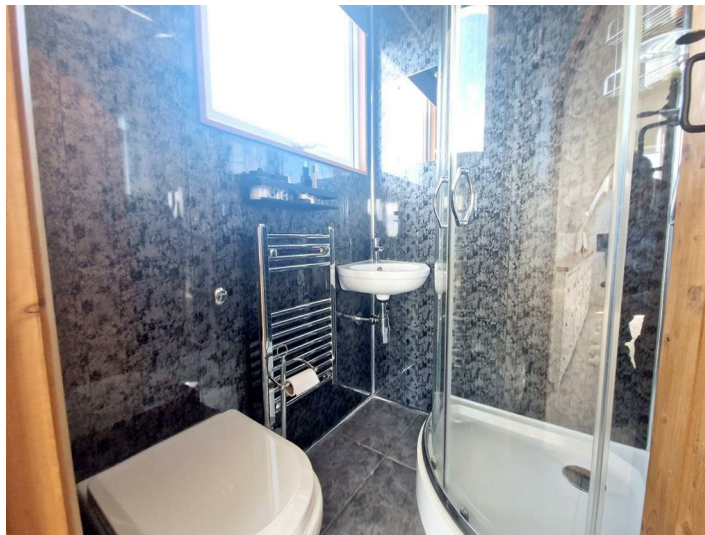
We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FUNDS - PURCHASERS

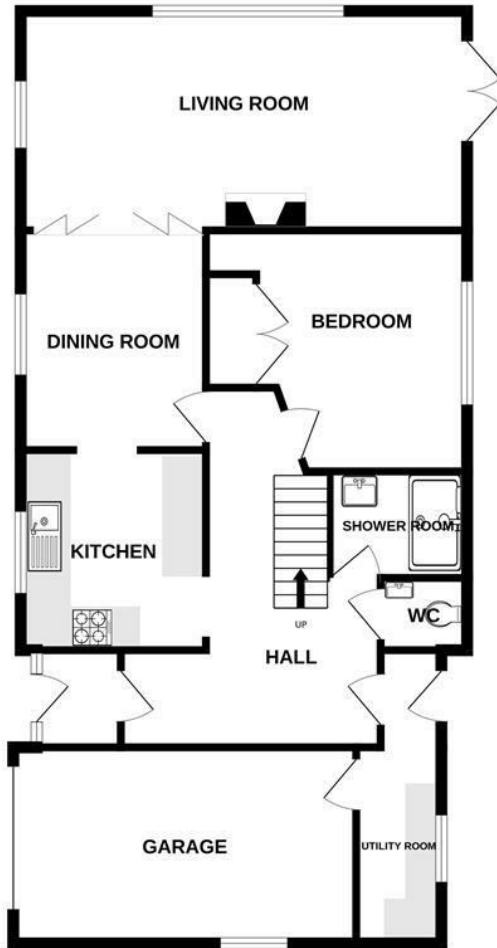
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

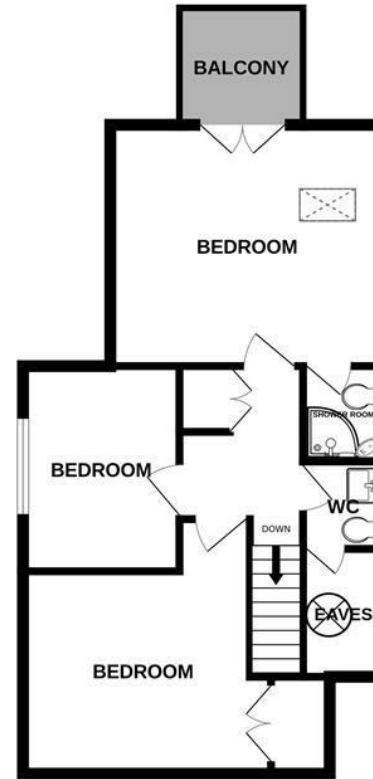
24.3.2025



GROUND FLOOR
995 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1504 sq.ft. (139.7 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.
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 figures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fixtures and fittings cannot have their accuracy guaranteed for intending purchasers. Lesser 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