



26 Laflouder Fields, Mullion, TR12 7EJ

£325,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

26 Laflouder Fields

- THREE BEDROOM DETACHED BUNGALOW
- IN NEED OF SOME REFURBISHMENT TO REALISE ITS FULL POTENTIAL
- OFFERING THE BASIS OF A LOVELY COMFORTABLE HOME
- PARKING & GARAGE
- WELL REGARDED & SOUGHT AFTER VILLAGE
- GENEROUSLY SIZED GARDENS
- FREEHOLD
- COUNCIL TAX D
- EPC C77







Situated in the ever popular residential area of Laffouder Fields, this three bedroom detached bungalow is set within a generous plot with gardens to both front and rear, off-road parking for a number of vehicles and a detached garage.

Located in a well regarded area of the sought after coastal village of Mullion the residence is handily situated for access to the nearby sands of Polurrian beach and the South West Coast Path.

Although in need of some internal refurbishment and renovation to reach its full potential ,the residence offers the basis of a lovely comfortable home and benefits from double glazing and oil fired central heating.

A real feature of the property is the lovely garden area to the rear, which is nicely enclosed by mature hedging and trees at the borders and enjoys a sunny aspect with good degrees of privacy. Laid largely to lawn with established plants and shrubs and a raised patio area, the garden would seem an ideal place in which to sit out and relax.

A triple aspect conservatory also provides a lovely vantage point over the rear garden and grounds. Internally there are three comfortable bedrooms, a bathroom suite with a corner bath and a lounge with a decorative fireplace.

The accommodation in brief comprises an entrance porch, hallway, kitchen, lounge, conservatory, bathroom and three bedrooms. There are gardens to both front and rear, a driveway with parking for a number of vehicles and a garage.

Mullion is the largest village on the Lizard Peninsula which itself plays host to many clubs, societies, and organisations. It offers a good range of facilities, including shops to cater for everyday needs, both primary and comprehensive schools and a nursery, 18-hole links golf course, Catholic, Anglican and Methodist Churches, a health centre, and Boots pharmacy. It boasts an attractive harbour and two beaches.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Twin glazed UPVC doors to

ENTRANCE PORCH

With exposed stonework, electric consumer unit, tiling to the floor, window to side aspect and frosted door with matching side panel to

HALLWAY 20'8" in length (6.30m in length)

With recessed spotlighting, door to built in storage cupboard and doors off to all internal rooms.

KITCHEN 11'4" x 9'9" (3.45m x 2.97m)

Comprising a fitted pine kitchen with working top surfaces incorporating a one and a half bowl composite sink with drainer and mixer tap and an electric hob with hood over. There are a range of cupboards and drawers with matching eye level units, display shelving, partially tiled walls and an integrated electric oven. Spaces are provided for a freestanding fridge freezer and a washing machine. Dual aspect with a large window overlooking the rear garden and a window to the side aspect. Door to side.

LOUNGE/DINING ROOM 14'1" x 11'4" (4.29m x 3.45m)

Having a decorative local stone fireplace with a wooden hearth, feature wall lights and a large window with sliding patio door to

CONSERVATORY 11'6" x 6'9" (3.51m x 2.06m)

A light filled triple aspect room with a lovely outlook over the enclosed rear garden and patio areas. There is some exposed stonework, spotlights and a large window with sliding patio door to the rear garden.

CLOAKROOM

Having a low-level w.c, partially tiled walls and an obscure glazed window to the front aspect.

BEDROOM ONE 11'9" x 11'4" (3.58m x 3.45m)

Double bedroom with range of built-in wardrobes and window to rear garden.

BEDROOM TWO 14'8" x 8'6" (plus storage cupboards) (4.47m x 2.59m (plus storage cupboards))

Twin aspect double bedroom with loft hatch to roof space and built in storage cupboards (one housing a Grant oil fired boiler). Windows to front and side aspects.

BEDROOM THREE 9'4" x 8'6" (2.84m x 2.59m)

With window to front garden.

BATHROOM

Comprising a corner bath with seat and shower attachment, pedestal wash hand basin, spotlighting arrangement, corner storage cupboards and an obscure glazed window to the front aspect.

OUTSIDE

The front garden is neatly enclosed by mature hedging with established shrubs and trees. A generous driveway provides parking for a number of vehicles and in turn leads on to the garage. Pathways lead around the side of the property to the rear garden. Enjoying good degrees of privacy and with a sunny outlook, the rear garden is nicely enclosed with mature shrubs and trees at its borders. The rear patio area would seem an ideal place in which to sit out and relax and provides an excellent vantage point for the rear gardens. Steps lead down to the rear lawned garden with established specimen plants and trees. There is a shed and an outside tap.





GARAGE 18' x 11'8" (5.49m x 3.56m)

With power and light and service door to side aspect.

SERVICES

Mains electricity, water, drainage.

AGENTS NOTE

See note from solicitor dealing with the Estate- I write to confirm that it appears from the available paperwork that the solar panels are owned.

COUNCIL TAX

Band D.

WHAT3WORDS

paint.column.snoring

ANTI-MONEY LAUNDERING

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

DATE DETAILS PREPARED.

11th February 2026.

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 -

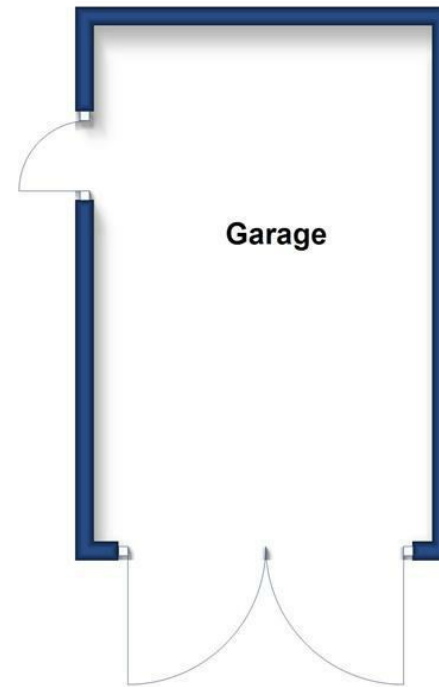
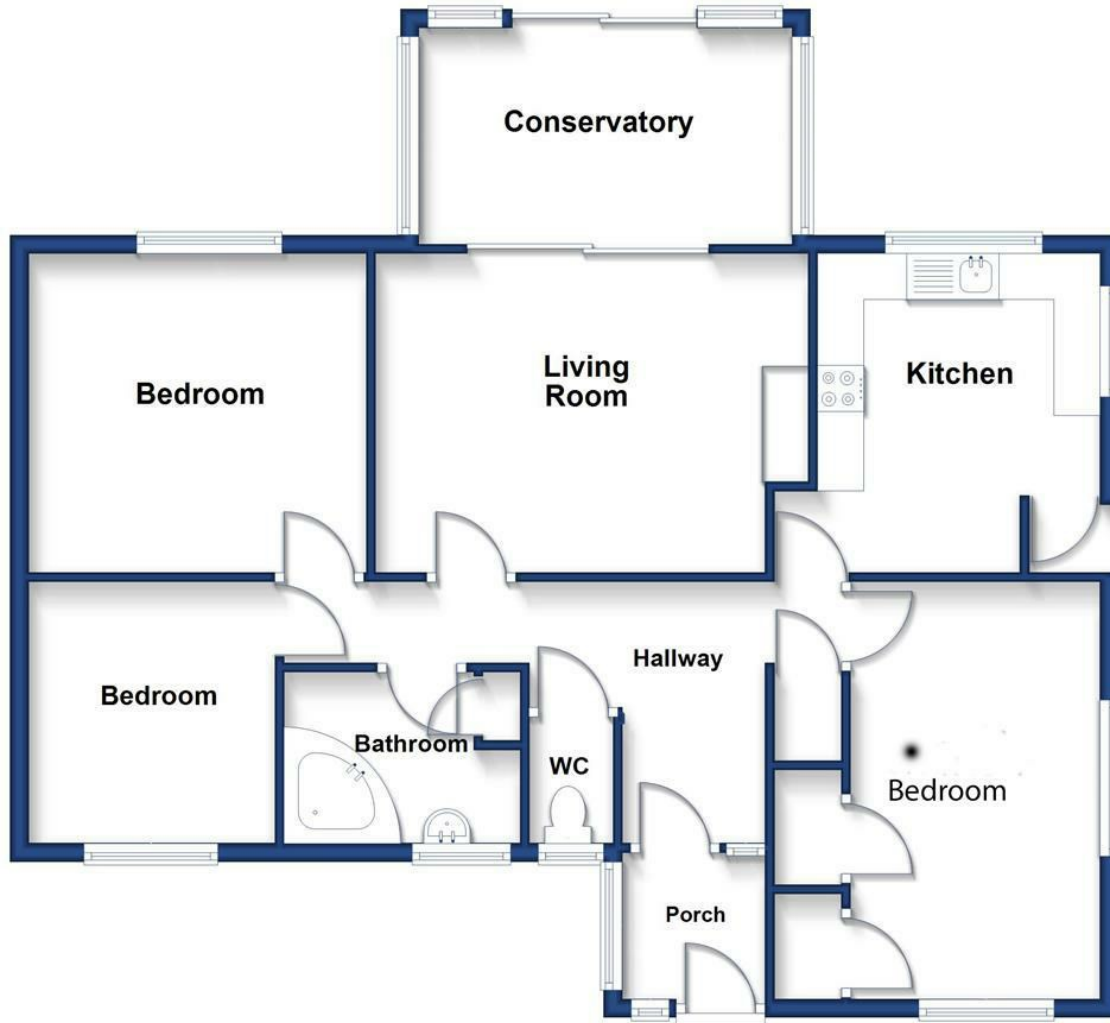
<https://checker.ofcom.org.uk/>

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.



Ground Floor
Approx. 113.4 sq. metres (1220.8 sq. feet)



Total area: approx. 113.4 sq. metres (1220.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	84
(55-68) D			
(39-54) E			
(21-38) F			
(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 fixtures 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