



Claridges Churchtown, Mullion, TR12 7HQ

£475,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

Claridges Churchtown

- PERIOD PROPERTY
- WELL PROPORTIONED ACCOMMODATION
- PLACED IN THE CENTRE OF A VILLAGE
- ENCLOSED GARDEN OF GENEROUS PROPORTIONS
- PARKING FOR SEVERAL VEHICLES
- POTTING SHED AND GARAGE
- FREEHOLD
- COUNCIL TAX D
- EPC E40

Claridges offers a unique opportunity for discerning purchaser to acquire a period property offering well proportioned accommodation in the centre of this popular village. A real feature lies behind the gates of this property; the enclosed garden of generous proportions planted with mature trees, shrubs and plants. A perfect idyll in the middle of this village.

The accommodation in brief provides an entrance porch, dining room, lounge, beamed ceilings and open fireplace, fitted kitchen, with Aga, and ground floor cloakroom and further utility/storage rooms. On the first floor there are three double bedrooms and a fitted shower room. There is parking for several vehicles, potting shed and a garage.

This bustling village of Mullion is the largest on the Lizard Peninsula which has been designated as an area of outstanding natural beauty. It is peppered with picturesque fishing coves, beautiful beaches and many walks can be enjoyed along the south west coastal footpath. Mullion is an active village with many clubs, societies and organisations. Facilities include both primary and comprehensive schools and nursery, 18 hole links golf course, health centre and pharmacy. There is an attractive harbour, which is in the ownership of the National Trust, and two beaches.

More extensive amenities can be found in the nearby market town of Helston which has national stores and a leisure centre with indoor pool. The renowned sailing waters of the Helford River and Falmouth Bay are within easy reach. There is a mainline rail link with regular services to London Paddington at Redruth which is some eighteen miles distant. Newquay Airport is some forty three miles distant where there is a regular service to London Heathrow and other European destinations.







THE ACCOMMODATION COMPRISES (dimensions approx)

GLAZED DOOR TO ENTRANCE PORCH

ENTRANCE PORCH

With tiling to the floor and glazed panel door to the dining area.

DINING AREA 10'9" x 8'6" (3.29 x 2.60)

With a sash window to the front aspect parquet wood flooring and beamed ceiling. An arch leads through to the lounge.

LOUNGE

A super space with strip wood flooring and a stone fireplace, beamed ceiling and two sash windows to the side aspect. There is also a further window to the front aspect.

From the dining area a further arch leads through to the kitchen.

KITCHEN 10'3" x 10'8" (3.13 x 3.26)

With a wood fitted kitchen that comprises stone effect worktops that incorporate a ceramic hob with hood over and sink drainer with mixer tap. There are a mixture of base and drawers unit under and wall units over, tiled splashbacks, built-in double oven, an impressive cream Aga, parquet flooring and beamed ceilings. With a door to the inner hallway and door to the cloakroom.

CLOAKROOM

With close coupled w.c., wall mounted wash hand basin and tiled splashback. From the inner hallway there is a door to a storage area with space for a freezer, shelves and further room which has plumbing for a washing machine space for tumble drier and a door leading out to the side aspect.

From the entrance area, there is a turning staircase with sash window at its half landing which lets light flood into the space.

BEDROOM ONE 14'6" x 9'4" (4.43 x 2.85)

A dual aspect room with sash windows on to the side and front aspect with views out over the garden. There is a door to the en-suite bathroom.

EN-SUITE BATHROOM

Comprising a suite which includes a panelled bath, with mixer shower arrangement and tiled splashback, close coupled w.c and a pedestal wash hand basin. There is a mirror with light over, storage cupboard, wood effect flooring and tiling to the walls, along with a window to the side aspect.

BEDROOM TWO 13'9" x 9'10" (4.21 x 3.02)

With a window to the front aspect, with a view over the hustle and bustle of the village and the steps of the Parish Church.

BEDROOM THREE 10'4" x 9'3" (3.17 x 2.83)

With a sash window to the front aspect.

SHOWER ROOM

With glazed and tiled walk-in shower cubicle with electric shower over, close coupled w.c., pedestal wash hand basin, storage cupboard, shaver socket, mirror and light. Part tiling to the walls and wood effect flooring.

OUTSIDE

The gated entrance leads to a driveway with parking for several vehicles and leads to a garage.

GARAGE 18'0" x 10'6" (5.5 x 3.22)

Having two wooden doors and a pitch roof.

GARDENS

Being a real feature of this property, with lawned area and beds, housing mature plants, trees and shrubs. The garden is nicely enclosed and offers good degrees of privacy with attractive stone walling, wooden fences and block built walls at its perimeter. There is an octagonal potting shed.

SERVICES

Mains water, electricity and drainage.

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

2nd September 2026.

WHAT3WORDS

taskbar.revolting.highs

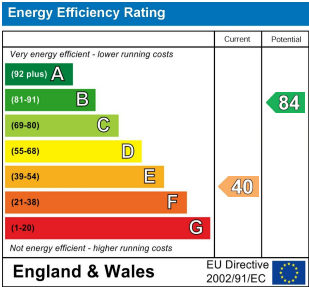
FLOOD RISK

Rivers & Sea - LOW RISK

Surface Water - LOW RISK







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