



**14 Mundys Field, Ruan Minor, TR12 7LF**

**£315,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# 14 Mundys Field

- DETACHED BUNGALOW
- TWO BEDROOMS
- IN NEED OF SOME REFURBISHMENT
- CLOSE TO VILLAGE AMENITIES
- GARAGE & DRIVEWAY PARKING
- GARDENS
- COUNCIL TAX BAND C
- FREEHOLD
- EPC - F - 31









Situated in a popular residential area of the lovely village of Ruan Minor, is this generously sized two bedroom detached bungalow with driveway parking, a garage and nice gardens to the front and rear.

Although in need of some refurbishment to achieve its full potential, the residence offers the basis of a lovely comfortable home on a relatively level plot. Situated just moments from the village and its amenities, the bungalow is well proportioned and has been adapted in some areas to facilitate ease of use for wheelchair users.

A real highlight of the property are the lovely, well stocked gardens to the rear. Enjoying a sunny aspect and good degrees of privacy, they would seem the ideal place in which to sit out and relax, with Grade Ruan church visible on the horizon.

The accommodation in brief comprises an entrance porch, entrance hall, open plan lounge /dining room, kitchen, shower room/wet room, two bedrooms, a sun room and a utility area. Outside there is a driveway and garage and gardens to both the front and rear. The property benefits from double glazing.

Ruan Minor is a vibrant rural village located on the Lizard Peninsula which has been designated as an Area of Outstanding Natural Beauty. The 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 community pavilion bar.

A short distance away is the picturesque village of Cadgwith where there is a popular public house. The sandy beach of Kennack is a short drive away. More extensive facilities are available in the market town of Helston some eleven miles distant with amenities that include national stores, cinema and a leisure centre with indoor pool.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

Door to entrance porch.

#### **ENTRANCE PORCH**

With glazed side panels and part glazed door to entrance hall.

#### **ENTRANCE HALL 12'1 x 6'4 (3.68m x 1.93m)**

Of generous proportions with a loft hatch to the roof space and doors off to the kitchen, shower/wet room, both bedrooms and lounge.

#### **LOUNGE 17' x 10'4 (5.18m x 3.15m)**

A light and airy room with a striking decorative stone fireplace with hearth, surround and display shelving. A lovely focal point for the room. There is a large window to the front aspect and a stone archway to dining area.



**DINING AREA 11'3 x 8' (3.43m x 2.44m)**

Enjoying a sunny outlook with internal windows to sunroom and rear garden beyond.

**KITCHEN 11'3" x 8'5" (inc airing cupboard) (3.43m x 2.59m (inc airing cupboard))**

Comprising a kitchen with working top surfaces incorporating an electric hob with hood over and a sink with drainer with cupboards and drawers under and wall units with display shelves over. Spaces are provided for a dishwasher and fridge freezer. There is white tiling to the floor, a window to the sunroom and garden beyond, an airing cupboard (housing the immersion tank) and a door to the sun room.

**SHOWER ROOM/WET ROOM**

With tiling to the walls and floor, a low-level w.c, a pedestal wash handbasin with mirrored medicine cabinet over, a chrome ladder style towel rail and an open shower enclosure with electric shower and curtain rail. Obscure glazed window to rear aspect.

**BEDROOM ONE (plus built in wardrobe) 11'8 x 10'7 (3.56m x 3.23m)**

Double bedroom with built in wardrobe and large window to rear aspect.

**BEDROOM TWO 11'8 x 9'4 (inc built in wardrobe) (3.56m x 2.84m (inc built in wardrobe))**

Double bedroom with built-in wardrobe and window to front aspect.

**SUN ROOM (Approx 30' in length)**

With an array of windows and flooded with natural light, a door opens out onto the rear patio area and garden. Outside tap and door to utility area.

**UTILITY AREA 16'1 x 6'8 (4.90m x 2.03m)**

A practical and useful space with a working top surface with spaces under for a washing machine and tumble dryer. There is shelving, some overhead eaves storage, an obscure glazed service door to the front and an opening to garage.

**GARAGE 16' x 8'1 (4.88m x 2.46m)**

With an electric up and over door, power and light and housing the electric consumer unit.







## OUTSIDE

### Front Garden

Neatly enclosed by a low level wall, with large raised beds playing host to a range of mature shrubs, plants and flowers. There is a driveway with off road parking that leads on to the garage. A separate gate to the side affords access along a bespoke 'zig zag' style pathway designed for use with a wheelchair.

### Rear Garden.

Enjoying good degrees of privacy the rear garden is neatly enclosed and has a sunny outlook. The patio area would seem an ideal place in which to sit out and enjoy al fresco dining in warmer months. There is a shed and an area of lawn with mature shrubs and trees at the borders. A pathway leads around to the side and front of the residence.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX BAND

Council Tax Band C.

## 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/>

## 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 take the A3083 to The Lizard and after approximately eight miles take the turning left signposted Ruan Minor and Kennack Sands. Proceed into the village and Mundys Field will be found on your right hand side. Turn into the close and the property will be found after a short distance on the right hand side and will be identifiable by our For Sale board.

## ANTI-MONEY LAUNDERING

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

## PROOF OF FINANCE - PURCHASERS

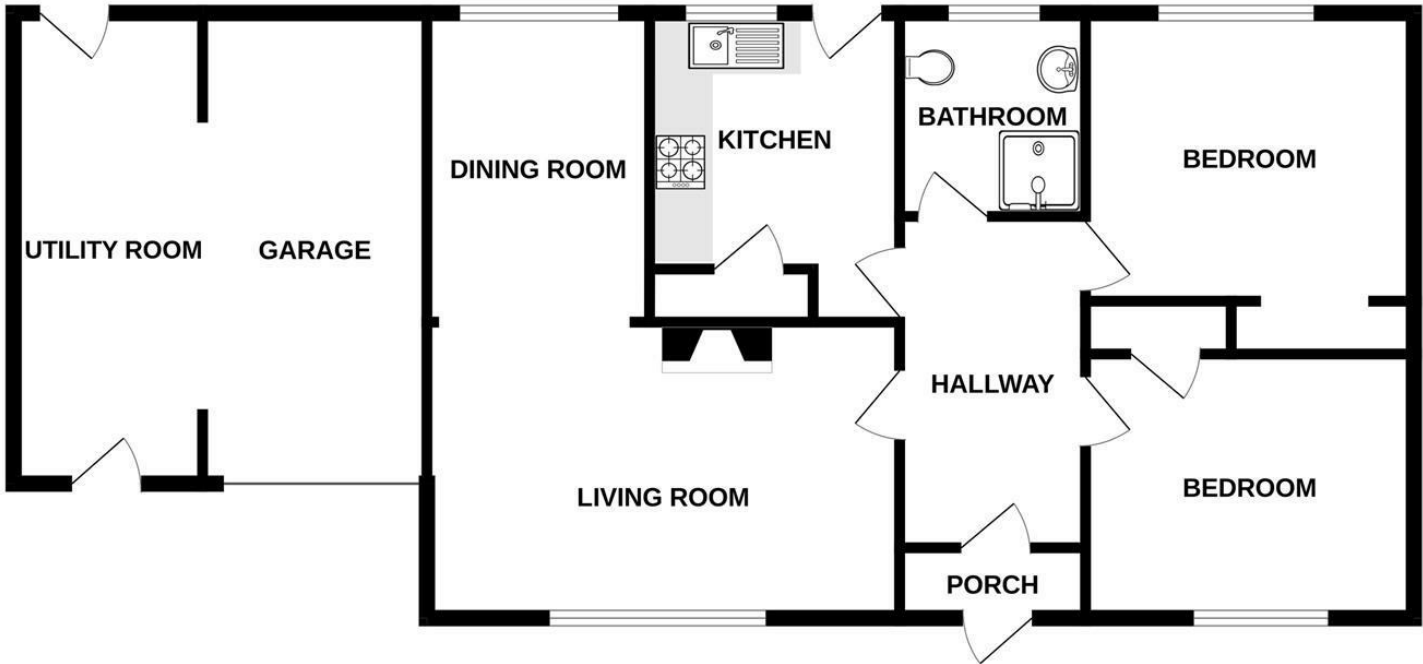
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

## DATE DETAILS PREPARED

24th March 2025



GROUND FLOOR  
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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		83
(81-91) B		
(69-80) C		
(55-68) D		31
(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 carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details 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](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

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