



7 St. Mellans Terrace, Mullion, TR12 7EH

£270,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

7 St. Mellans Terrace

- DECEPTIVELY SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE
- SITUATED IN THE POPULAR COASTAL VILLAGE OF MULLION
- VERSATILE LIVING SPACE ARRANGED OVER THREE FLOORS
- BEAUTIFULLY LANDSCAPED GARDENS
- DRIVEWAY PARKING
- FREEHOLD
- COUNCIL TAX A
- EPC D56

A very nicely presented, deceptively spacious, three bedroom semi detached property situated in the ever popular coastal village of Mullion.

Situated just moments from the delights of Polurrian beach, the rugged coastline of the iconic Lizard Peninsula and the amenities of the village, the residence offers light and versatile living space over three floors.

The property is subject to a Local Occupancy Restriction which, in general terms, requires buyers to have lived or worked in Cornwall for the last three years. Further details are available in the Agents Note below.

The spacious open plan lounge and dining room on the ground floor is currently utilised as a craft studio by the owners but would revert back fully to a conventional living space upon completion. In a similar vein the upstairs front room, currently being used as a lounge ,would revert back to its' former use as a master bedroom.

Light and welcoming, the ground floor living space flows naturally towards the well equipped contemporary kitchen and the French doors which open out invitingly into the neatly tended lawned rear garden and patio.

On the first floor are three bedrooms (two comfortable doubles), whilst the attic room is a really versatile space that can fulfil a number of uses to suit (subject to any necessary consents), with a skylight ensuring a light and pleasant outlook.

A neat brick paved driveway provides off road parking and leads to a small sun patio with box hedging, ideal for afternoon and evening sunshine. A real feature of the property is the beautifully kept landscaped garden to the rear, laid largely to lawn with a patio area suitable for al fresco dining in warmer months.

A deceptive and appealing family home which should be viewed to fully appreciate the accommodation on offer.







The accommodation in brief comprises an entrance porch, hallway, lounge / dining room, kitchen, bathroom, three bedrooms and a useful attic room. The property benefits from double glazing and oil fired central heating.

Mullion is the largest village on the Lizard Peninsula and offers a vibrant community atmosphere with a wide range of amenities. These include shops for everyday needs, primary and secondary schooling, a nursery, an 18-hole links golf course, churches, a health centre, and a pharmacy. The village also boasts a charming harbour and two picturesque beaches, making it an ideal coastal location.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Part glazed white UPVC door with glazed side panels to

ENTRANCE PORCH

With coat hanging rail, tiled flooring and step up to part glazed entrance door with transom to

HALLWAY

With attractive polished wood flooring, open staircase to first floor, cupboard housing electric fuse board, under stairs cupboard and doors to bathroom and lounge / dining room.

BATHROOM 10'4" x 6'0" (max measurements) (3.15 x 1.83(max measurements))

With a white bathroom suite comprising a low-level w.c, pedestal wash hand basin, bidet and a corner bath with tiled surround, shower curtain rail and a thermostatic shower. There is a vanity cupboard, a feature mirror with a shelf under and light over, extractor, vinyl flooring and obscure glazed windows to the side aspect.

LOUNGE / DINING ROOM 20'1" x 13'0" (narrowing to 12'0") (6.13m x 3.98m (narrowing to 3.66m))

A generously sized open plan room* (*Currently utilised as a craft studio by the current owners), with vinyl flooring, window to front aspect and an attractive glazed feature door to kitchen.

KITCHEN 14'2" x 5'6" (4.33m x 1.69m)

Nicely appointed with modern working top surfaces incorporating a stainless steel sink with drainer and swan's neck mixer tap over and a Zanussi four ring gas hob with stainless steel hood over. There are a range of high gloss cupboards and drawers with matching wall units and a corner carousel unit. Integrated appliances include a fridge, slimline dishwasher and a Zanussi oven, whilst space is provided for a microwave. This is complemented by wood effect flooring, white mosaic style tiling to some walls, spotlighting, display shelves and a vertical flat contemporary wall mounted radiator. An attractive false unit opens into a handy utility cupboard with useful shelving, spaces for a washing machine and freezer and a Worcester oil fired boiler. Window to rear aspect and French doors opening out onto the rear patio.

An open staircase rises and turns to the first floor

FIRST FLOOR

LANDING

With obscure glazed window to the side aspect and doors off to the bedrooms.

BEDROOM ONE 18'4" x 8'9" (inc staircase) (5.59m x 2.69m (inc staircase))

Currently utilised as a light and welcoming sitting room with a modern fire suite and twin windows to the front, enjoying views towards the coastline, Mounts Bay and West Penwith beyond. A staircase rises and turns to the attic.

BEDROOM TWO 10'11" x 10'1" (inc built-in wardrobe) (3.34m x 3.09m (inc built-in wardrobe))

Comfortable double bedroom with built-in wardrobes with sliding doors and hanging rail with shelf over, a bespoke corner storage cupboard and a window enjoying a pleasant outlook over the rear garden.

BEDROOM THREE 8'2" x 7'10" (2.50m x 2.41m)

With window to rear aspect.

SECOND FLOOR

A staircase rises and turns to the attic room

ATTIC ROOM 15'8" x 12'9" (4.80m x 3.9m)

A versatile open plan room with recessed spotlights, a large skylight with a view towards Mullion Church and useful eaves storage. There are some areas of limited headroom.

OUTSIDE

To the front a neat block paved driveway provides convenient off-road parking, whilst a service path leads along the side of the property to the rear garden gate. There is a neat front lawn and beyond a tidy box hedging, a small patio area with a sunny outlook.

The landscaped rear garden is beautifully tended and laid largely to a well kept lawn, enclosed by mature hedging and fencing and enjoying good degrees of privacy. A neat patio area has a lovely outlook over the rear garden and would seem an ideal place in which to sit out and relax. There is a useful shed for storage.

SERVICES

Mains electricity, water and drainage. Bottled LPG for the gas hob.

AGENTS NOTE ONE

The property is to be sold subject to a Local Authority s.157 restriction which, in principle, states that prospective purchasers must have lived or worked in Cornwall for the last three years. Prospective purchasers should satisfy themselves as to whether they are able to fulfil this restriction.

ANTI-MONEY LAUNDERING

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

COUNCIL TAX

Council Tax Band A.

DATE DETAILS PREPARED.

6th May 2026.

WHAT3WORDS

mashing.talents.tint

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/>

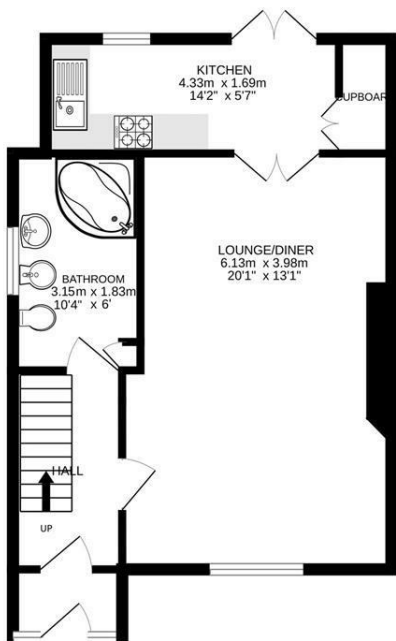
PROOF OF FINANCE - PURCHASERS

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.





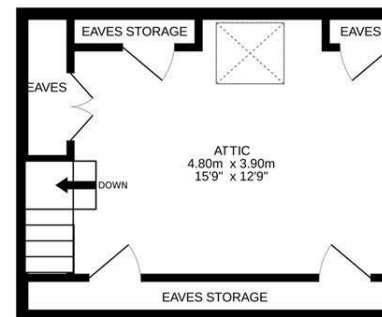
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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	56	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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