

79 Redannack North, Mullion, TR12 7HE

£250,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

79 Redannack North

- THREE BEDROOM FAMILY HOME
- SPACIOUS ACCOMMODATION
- GENEROUS DUAL ASPECT LOUNGE
- CLOAKROOM
- LARGE MASTER BEDROOM
- ENCLOSED FRONT AND REAR GARDENS
- QUIET TUCKED AWAY POSITION
- CLOSE TO POLDHU AND POLLURIAN COVES
- SUBJECT TO SECTION 157 AGREEMENT - available to buyers who have lived or worked locally for the last three years
- COUNCIL TAX BAND B EPC D67







Tucked away in a quiet position within the popular coastal village of Mullion, this spacious three-bedroom family home offers considerably more accommodation than you might initially expect.

From the welcoming entrance hallway, the generous dual aspect lounge provides a lovely space for family time, while the spacious kitchen is well equipped with modern grey gloss cabinetry and a useful breakfast bar. A window overlooks the garden and a door opens directly outside, making everyday family life particularly practical. There is also a useful lobby area, perfect for keeping coats and shoes organised, together with a cloakroom.

Upstairs, the accommodation continues with three well-proportioned bedrooms. The master bedroom is particularly generous in size, complemented by a further double bedroom and a large single bedroom, alongside the family bathroom.

The enclosed gardens provide plenty of space for children to play, relaxing outdoors and enjoying summer days. The front garden is laid mainly to lawn, while the rear garden offers a patio, lawned area and useful timber shed.

Mullion is a popular coastal village with a strong community feel, well-regarded primary and secondary schools and a good range of local amenities. The stunning beaches of Poldhu Cove and Polurrian Cove are also close by, making this a wonderful location for families who enjoy the outdoors and the coastal lifestyle.

The property is available to purchasers who have lived or worked within the qualifying area for the required period under the terms of a Section 157 Agreement. Buyers should satisfy themselves as to their eligibility before proceeding.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE HALLWAY
A spacious and welcoming hallway with radiator, turning staircase to the first floor and doors to kitchen and lounge.

LOUNGE 16'3" x 12'2" maximum (4.95m x 3.71m maximum)
A lovely and spacious and bright dual aspect room with windows to front and rear and two radiators.

KITCHEN/BREAKFAST ROOM 16'7" x 10'2" (5.05m x 3.10m)
With tiled floor, a generous kitchen/breakfast room fitted with contemporary style grey gloss base and wall units with pale grey work surfaces over, composite one and a half bowl sink and drainer with mixer tap, fitted electric oven and hob, space and point for washing machine, space and point for tumble dryer and space and point for American style fridge freezer, oil fired boiler, breakfast bar, radiator, window to rear overlooking the garden and external door to rear accessing the garden. Opening to

LOBBY AREA 6'6" x 3'5" (1.98m x 1.04m)
A practical space ideal for coat and shoe storage with external obscured glazed door to front and door to

CLOAKROOM 5'6" x 2'6" (1.68m x 0.76m)
With low level W.C., pedestal wash hand basin and window to front.

FIRST FLOOR

LANDING
With window to front, large airing cupboard offering a generous amount of storage and radiator and doors to various rooms.

BEDROOM ONE 14'9" x 10'3" (4.50m x 3.12m)
A lovely spacious master bedroom with open storage area providing for hanging space and shelved storage, radiator and window to rear overlooking the garden.

BEDROOM TWO 14'1" maximum into depth of alcove x 8'2" (4.29m maximum into depth of alcove x 2.49m)
With radiator and window to rear overlooking the garden and loft access.

BEDROOM THREE 9'1" x 8' (2.77m x 2.44m)
Window to front, radiator and built-in wardrobe.

FAMILY BATHROOM 9'1" x 5'7" (2.77m x 1.70m)
With suite comprising of a bath with tiled surround and Gainsborough electric shower over, low level W.C., wall mounted wash hand basin in vanity unit with cupboard below, chrome effect ladder style radiator and obscure window to front.













OUTSIDE

To the front of the property is a level lawned garden with path leading to the front door. The garden is enclosed by fencing offering a safe area for children and pets and is stocked with mature shrubs. There is also a useful outside store.

REAR GARDEN

To the rear of the property is a level enclosed garden with a patio seating area, lawned garden and a useful timber shed. There is also a tap with the garden being fenced with a pedestrian access gate to the rear.

AGENTS NOTE ONE

The property is to be sold subject to a Local Authority 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.

AGENTS NOTE TWO

There is a pedestrian access path beyond the fence at the rear of the property which gives access to number 78 from the rear of their property.

SERVICES

Mains water, electricity, drainage and oil fired heating.

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 B.

DATE DETAILS PREPARED.

21st July 2026.

WHAT3WORDS

tilt.juggles.received

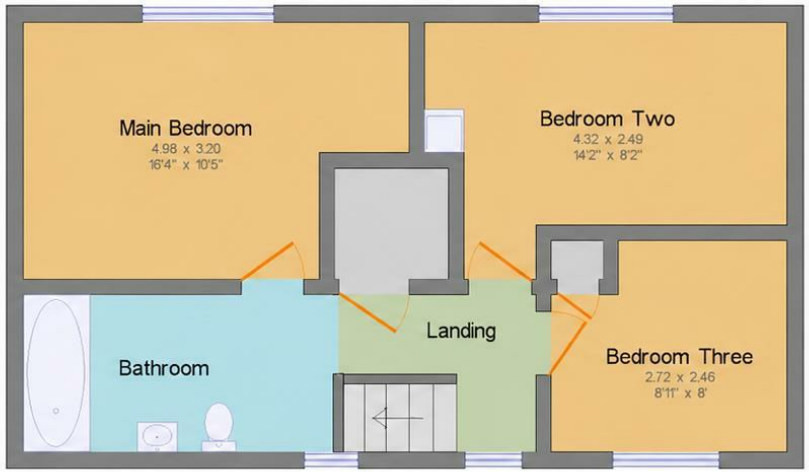
FLOOD RISK

River & Sea Very Low Surface Water Very Low.

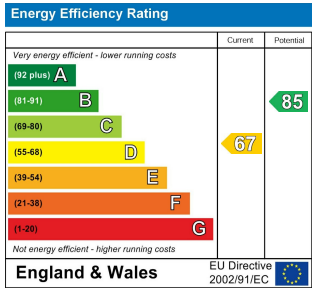


This plan is illustrative only,
its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



First Floor



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. Lease 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

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