

19 Tregellas Road, Mullion, TR12 7DX

£275,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

19 Tregellas Road

- THREE BEDROOM DETACHED BUNGALOW
- SITUATED IN THE POPULAR COASTAL VILLAGE OF MULLION
- GARDENS TO THE FRONT & REAR
- SUN ROOM
- RURAL OUTLOOK
- FREEHOLD
- COUNCIL TAX BAND C
- EPC E46

Situated in the ever popular coastal village of Mullion is this detached, three bedroom bungalow with pleasant gardens to the front and rear and an adjacent meadow with an enviable outlook.

Tregellas Road is a well regarded residential area located just moments from the village and its amenities. The bungalow presents an exciting and unusual opportunity to own a field which can be directly accessed from the rear garden. Approaching 0.15 of an acre, the field is relatively level and enjoys a beautiful sunny, rural outlook across fields and out towards Mullion Cove and the sea beyond.

Although in need of cosmetic updating to reach its' full potential, the residence is nicely proportioned with a pleasant lounge and dining room and a sun room to the rear from which one can sit and look out over the rear garden, field and lovely rural scene beyond. The property is warmed by night storage heating and benefits from double glazing.

The accommodation comprises an entrance porch, hallway, lounge/dining room, kitchen, sun room, bathroom and three bedrooms.







Mullion itself is the largest village on The Lizard Peninsula which is home to Britain's most southerly point. It is officially designated as an area of outstanding natural beauty, with sheltered valleys, moorland and superb countryside all framed by its rugged coastline.

Mullion is a bustling village offering a good range of facilities including shops, Co-operative supermarket, well regarded primary and comprehensive schools and a nursery. The village is home to an attractive harbour, a beach at Polurrian Cove, health centre and pharmacy. The Polurrian Hotel has a leisure club with indoor swimming pool and the Mullion Cove Hotel also has spa facilities. Nearby is the beautiful sandy beach at Poldhu and a super 18 hole links golf course. More extensive amenities are available in the nearby town of Helston, some six miles distant, with supermarkets and national stores.

THE ACCOMMODATION COMPRISES:-

Step to entrance door with feature glass design to -

ENTRANCE PORCH

With windows to the front garden and an obscure glazed door to -

HALLWAY

With a loft hatch to the roof space, airing cupboard with shelving that houses the hot water cylinder, storage cupboard with hanging rail and shelf housing the electric consumer unit and doors off to the bathroom, all bedrooms the kitchen and lounge.

LOUNGE/DINING ROOM 23' x 11'7" narrowing to 8'4" (7.01m x 3.53m narrowing to 2.54m)

A spacious dual aspect room with a large window to the front garden, serving hatch to the kitchen and a sliding patio door to -

SUN ROOM 19'6" x 7'2" (5.94m x 2.18m)

A light and airy room which enjoys a southerly aspect with a lovely outlook across the rear garden, adjacent field and the rural scene beyond. There are an array of windows, fluorescent strip lights, vinyl flooring, glazed door to the rear and a glazed door to -

KITCHEN 11'7" x 10'4" (3.53m x 3.15m)
Comprising Beech effect working top surfaces incorporating a one and a half bowl sink unit with drainer and a mixer tap over and an electric hob. There are a useful range of base units with cupboards and drawers together with eye-level units, including a a glass display cupboard. There is an integrated Beko electric oven and spaces are provided for a fridge/freezer and washing machine. There are tiled splashbacks, windows to the sun room, vinyl flooring, serving hatch to the dining room and door to the hallway.

BATHROOM
With a suite comprising a low level W.C., pedestal wash handbasin and panelled bath with electric shower over. The walls are partly tiled with an obscure glazed window to the rear aspect.

BEDROOM ONE 11'6" x 11'5" max measurements (3.51m x 3.48m max measurements)
A double bedroom with a pedestal wash handbasin with tiled splashback and window to the front aspect.

BEDROOM TWO 11'8" x 9'6" (3.56m x 2.90m)
With outlook to the rear aspect.

BEDROOM THREE 8'7" x 8'2" (2.62m x 2.49m)
With outlook to the front aspect.

OUTSIDE

GARAGE 19'5" x 8'8" (5.92m x 2.64m)
With up and over door, power and light and a service door and window to the rear.

OUTSIDE
The front garden is enclosed in part and laid largely to lawn, whilst a driveway leads on to the garage and adjacent side gate. There are steps up to a raised decked platform which, in turn, leads on to the front door.

There is a pleasant patio area to the rear that enjoys a lovely open outlook across the adjacent field and countryside beyond with further views towards Mullion Cove and the sea. The rear garden plays host to shrubs, plants and trees at the borders, whilst there is an outside tap, service door to the garage, side access to the property and an opening into the field. Partially enclosed by post and rail fencing, the field has a shed and summer house (in poor condition).

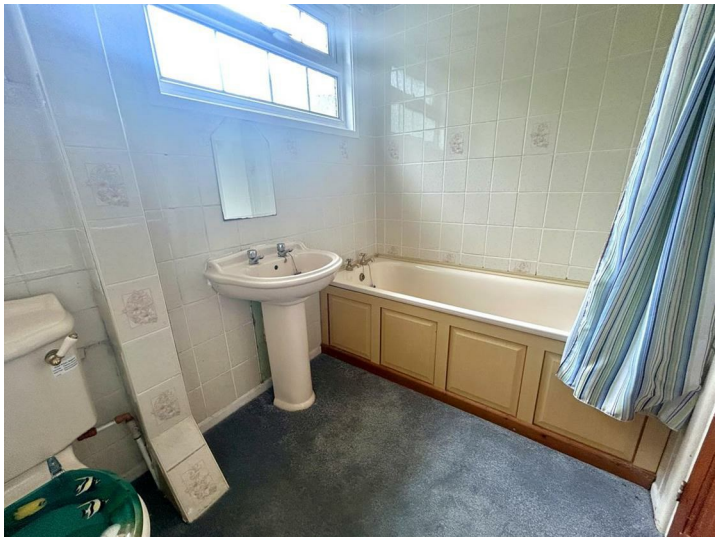












SERVICES

Mains electricity, water and drainage

COUNCIL TAX

Council Tax Band C.

WHAT3WORDS

economies.hoops.summaries

AGENTS NOTE ONE

The property is of the Carey timber frame style of construction which is not mortgageable by all lenders. Prospective purchasers must check with their mortgage broker for suitability.

AGENTS NOTE TWO

We understand from our owner that the adjacent field has an overage clause over it and the intention is that the family in whose favour the clause operates will provide a release of the charge once the settlement figure has been paid by the current owners on completion of the sale so that, in effect, the buyer buys the property free of such incumbrances.

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.

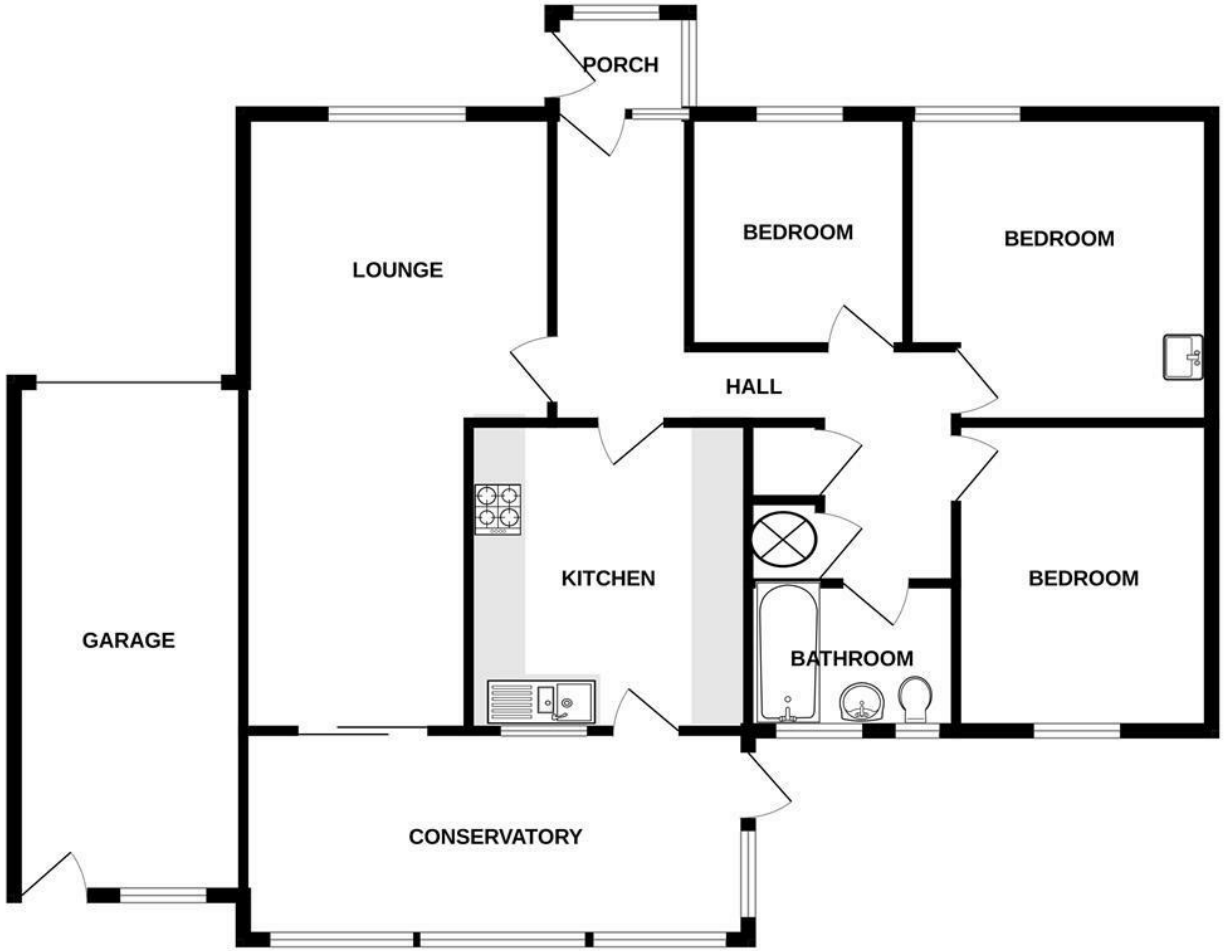
DATE DETAILS PREPARED

24th April 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/

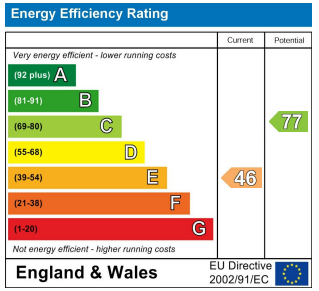
GROUND FLOOR
1219 sq.ft. (113.3 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.3 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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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.



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