

Larkrise, 4 Mundys Field, Ruan Minor, TR12 7LF

£325,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Larkrise, 4 Mundys Field

- TWO BEDROOM LINK DETACHED BUNGALOW
- EN SUITE BEDROOM
- CONSERVATORY
- TUCKED AWAY CUL-DE-SAC LOCATION
- WELL REGARDED VIBRANT VILLAGE
- DRIVEWAY, PARKING & GARAGE
- MATURE GARDENS RUNNING TO THE FRONT, SIDE & REAR
- FREEHOLD
- COUNCIL TAX C
- EPC E53







An opportunity to purchase a well presented two bedroom link detached bungalow in a pleasant tucked away cul-de-sac setting in the well regarded vibrant village of Ruan MInor. It offers comfortable single-storey living in a beautiful rural/coastal location.

The accommodation comprises an entrance hallway, a spacious lounge, a dining room that opens into a delightful conservatory, a fitted kitchen, and two well-proportioned bedrooms one of which has an en-suite shower room. The property also benefits from double glazing and night storage heating.

Outside, the bungalow enjoys mature and attractive gardens extending to the front, side, and rear, providing a lovely outdoor space to relax and enjoy. A driveway offers off-road parking and leads to a garage.

Ruan Minor is a thriving village on the stunning Lizard Peninsula, an area renowned for its exceptional natural beauty. The village offers a range of everyday amenities, including a primary school, playgroup, village shop and post office with coffee shop, doctor's surgery, village hall, church, chapel, recreation ground, football club, and a popular community pavilion bar.

The picturesque fishing village of Cadgwith is just a short distance away, while the sandy shores of Kennack Sands can be reached within a short drive. For more extensive shopping and leisure facilities, the market town of Helston lies approximately 11 miles away and offers a range of national retailers, a cinema, and a leisure centre with an indoor swimming pool.

This attractive bungalow represents an excellent opportunity for those seeking a lovely home in a vibrant village community close to some of Cornwall's most beautiful coastline.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR
With matching side panel leads to -

ENTRANCE PORCH
With tiled floor and a part glazed door to -

ENTRANCE HALLWAY
With loft hatch roof space and doors to-

LOUNGE 17'1" x 10'8" (5.23 x 3.27)
A pleasant room with stone effect fireplace housing a wood burner (not tested) and a window to the front aspect. From here an archway leads through to -

DINING ROOM 10'5" x 9'0" (3.2 x 2.76)
With window and glazed door leading to -

CONSERVATORY 13'5" x 9'3" (4.11 x 2.84)
A lovely triple aspect room with tiling to the floor and door to rear garden.

From the dining room a further door leads back to -

KITCHEN 12'6" x 7'9" (3.83 x 2.38)
The fitted kitchen is equipped with stone-effect worktops incorporating a stainless steel sink and drainer, complemented by a range of matching wall and base units providing ample storage. Additional features include tiled splashbacks and tiled flooring, with designated space for a washing machine, dishwasher, and fridge. A window overlooking the rear aspect and a service door providing access to the garden.

BEDROOM ONE 12'9" x 9'7" (3.89 x 2.94)
With window to the front aspect overlooking the garden and two built-in wardrobes.

BEDROOM TWO 10'11" x 9'10" (3.35 x 3)
With built-in wardrobe, window to the rear aspect.

EN SUITE SHOWER ROOM
With glazed and tiled walk-in shower cubicle with Mira electric shower over, wash hand basin, W.C., tiling to the wall and extractor fan.

BATHROOM
Comprising of a suite with panelled bath with electric shower over and tiled splashback, close coupled W.C., wash hand basin, tiling to the walls, electric towel drying radiator and mirrored medicine cabinet, feature glass shelf with mirror over.

OUTSIDE
There is a driveway with parking for two vehicles which leads to -













ATTACHED GARAGE 16'9" x 7'10" (5.13 x 2.41)

With electric roller door, window and door to the rear aspect, power, light, loft hatch to roof space, storage area and door back to kitchen.

GARDENS

These lovely gardens are a real feature of this property with a lawned area at the front, beds at its borders, further lawn down the side of the property where there is pedestrian access to the rear garden which is paved and hard landscaped for ease of maintenance in mind, mature hedges at its border offering good degrees of privacy. There is also an outside tap.

SERVICES

Mains water, electricity and drainage.

WHAT3WORDS

firework.slept.class

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 C.

DATE DETAILS PREPARED.

4th June 2026.

MOBILE AND BROADBAND

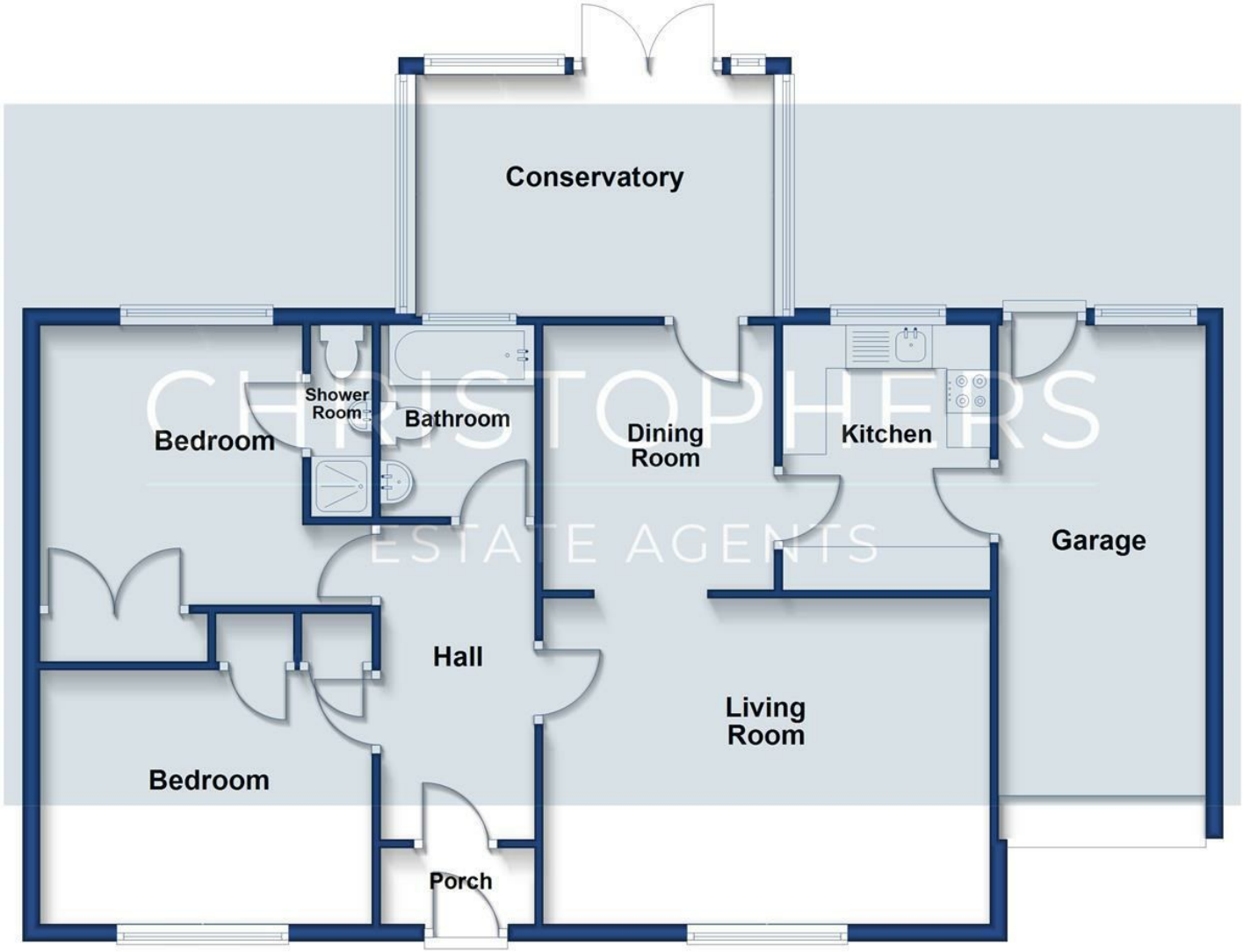
To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

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

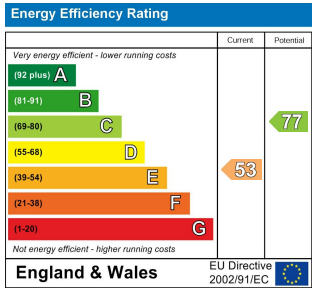
Approx. 102.8 sq. metres (1106.6 sq. feet)



Total area: approx. 102.8 sq. metres (1106.6 sq. feet)

PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



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.



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