



STAGS

Tiny Tug Trewoon Road, Mullion, Helston, Cornwall TR12 7DS

A wonderfully positioned attractive home and extensive grounds

Mullion Centre - 0.5 mile Helston - 8 miles

• AUCTION GUIDE £380,000 TO £420,000 • Attractive Residence • 2 Reception Rooms • Kitchen/Dining Room & Utility • Conservatory • 4 Bedrooms (1 En-Suite) • Bathroom • Mature Gardens - about a third of an acre • End Bidding Time 12:00 Noon • Auction 26th March 2021

Auction Guide £380,000

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SITUATION

Tiny Tug is situated in an Area of Outstanding Natural Beauty on the edge of the attractive hamlet of Trewoon near Mullion.

Mullion is the largest village on The Lizard peninsula with a thriving community centred around a variety of shops, inns, cafes, restaurants and craft shops and amenities include primary and secondary schools, health centre and chemist. Sandy beaches such as Poldhu Cove and Polurrian are nearby, as is the picturesque Mullion Cove and an 18-hole golf course. Much of The Lizard is designated as an Area of Outstanding Natural Beauty with an unspoilt landscape and stunning coastal scenery. Indeed, Lizard Point, Kynance Cove, Kennack Sands, pretty fishing coves such as Cadgwith and the delightful sailing waters of the Helford River and Carrick Roads are all within easy reach.

DESCRIPTION

The approach to Tiny Tug is via a 5-bar gateway opening to a concrete drive with gravelled parking to the side for several cars.

On the ground floor is a pitched Entrance Porch with double-glazed door opening to an inviting Living Room being an attractive room with beamed ceiling, window seat and fireplace with surround, mantle and slate hearth. The accommodation radiates out from this room to a Study or second Reception Room with window seat, a fine wrap-around Conservatory overlooking the gardens and to a spacious Kitchen and Dining Room - which also returns to the Conservatory.

The Kitchen includes a range of matching mainly base level cupboards with rolled worktop surfaces to splashback tiling, space for dishwasher and integrated refrigerator, circular stainless steel sink unit and drainer.

Adjacent is a spacious Dining Area with tiled floor and double doors opening to an outside paved area in the garden. Off the Kitchen and Dining Room is a side Utility Room with range of useful base level cupboards with worktop surfaces, space for refrigerator/freezer, space and plumbing for washing machine, space for tumble dryer, Worcester oil-fired boiler, deep Belfast sink and stable style door to outside.

On the first floor, approached via balustrade stairs is a Central Landing with doors off to a main Bedroom (part restricted ceiling height) with range of fitted bedroom cupboards, Velux windows and double doors to Juliet balcony overlooking the rear garden. The main bedroom benefits from an En Suite with walk-in shower, wc and pedestal washbasin. There are three other Bedrooms and a Bathroom with panelled bath with Victorian style mixer tap shower fitment and electric shower over, wc and large vanity washbasin.

Outside are extensive mature gardens with Tiny Tug which extend to about a third of an acre and include level paved seating areas adjacent to the house and extensive lawn gardens beyond with deciduous tree and natural borders.

METHOD OF SALE

The property will be offered for sale by Public Online Traditional Auction. The auction end date is 12 noon on Friday 26th March 2021. The Vendor reserves the right to withdraw or alter the property prior to the auction end date. The property can be accessed via Stags' website – www.stags.co.uk.



AUCTION LEGAL PACK AND SPECIAL CONDITIONS OF SALE

This includes the searches, draft contract, deeds / epitome of title, special conditions of sale etc., and is available to download free of charge to those who have registered, from our auction partner's website. Due to Covid 19 precautions, we are not making the legal pack available for inspection at Stags offices. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Further information about buying by online auction and buyer's fees are available on Stags website.

SOLICITORS

Setfords Solicitors, 5 Walsingham Place, Truro, Cornwall, TR1 2RP; for the attention of Miss E Higgs. Telephone 01872 308707 Email@ e.higgs@setfords.co.uk.

COMPLETION DATE

The completion date will be as dictated by the legal pack.

BUYERS AND ADMINISTRATIVE FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyers fee of £2,400 inc VAT is retained by Stags/Bamboo Auctions as a contribution to the online platform costs, and £2,600 is payable towards the purchase price.

An additional administration fee, separately invoiced by Stags, of £1,000 plus VAT will be payable by the successful purchaser immediately after the auction.

DEFINITION OF AUCTION GUIDE AND RESERVE PRICE

Guide price(s) is an indication of the seller's expectation. Reserve Price(s) is a figure below which the auctioneer cannot sell the lot at auction. We

expect the reserve will be set within the guide range. Guide prices may change at any time prior to the auction.

PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From Cudrose Airfield take the A3083 southwards towards The Lizard for about four miles and turn right onto the B3296 towards Mullion. Drive to Mullion and pass the school. Just before entering the one-way system, turn right into Trewoon Lane. Drive down the hill and after about 300 yards turn sharp left into a lane just before Park Bean. Tiny Tug will be seen on the right-hand side after a short distance.

SERVICES

Mains water and electricity connected. Private drainage. Oil-fired central heating. Double-glazed. Telephone point.

ACCESS THE ONLINE AUCTION

Interested parties are invited to visit www.stags.co.uk homepage, click on Auctions and then Online Property and Land Auctions and then Register directly with Bamboo Auctions to gain access to the Auction Legal Pack and bidding facilities.





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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		
27-38	F		
1-26	G		
Not energy efficient - higher running costs			
		63	64
England & Wales		EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied upon for any purpose.

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