

Rohrs & Rowe

Beacon Place Station Approach, Victoria, PL26 8LG

Tel: 01872 306360

Email: info@rohrsandrowe.co.uk



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## Tregwyth Nansmellyon Road, Mullion, TR12 7EE

Guide price £895,000

\*OFFERS INVITED\* TO BE SUBMITTED BY 30TH SEPTEMBER. No onward chain.

A spacious and beautifully renovated Edwardian style property set within a generous plot, just a ten minute walk from the stunning Polurrian Beach.

Tregwyth has been comprehensively, sympathetically, and tastefully renovated and upgraded by the current owners over the last three years. The works carried out have significantly enhanced the property, while preserving and accentuating its original charm and features.

Downstairs, a stylish porchway opens into a spacious, light-filled hallway with original wooden parquet floors. Adjacent to the hallway is a beautifully proportioned sitting room, also featuring parquet herringbone floors and a striking Rais wood-burner. On the opposite side of the hallway, there is a generous dining room, where the parquet floors continue. This room also boasts a working open fire and a large bay window that floods the space with natural light. To the rear of the property is the superb kitchen, which has been opened up by the vendors to create a modern, light-filled space that is perfect for both entertaining and relaxing. At one end of the kitchen, a cosy relaxation area has been created, complete with an entertainment unit and a bio-ethanol fire. At the far side of the kitchen is a practical utility room, offering additional storage and space.

Upstairs, the property continues to impress with tasteful updates throughout. The master bedroom features a beautiful en suite, while the three further bedrooms are all of a good size, with bedroom four benefiting from access to its own private balcony overlooking the rear garden. There is also a stunning family bathroom to service this level.





Outside, the property sits in the centre of a large plot with ample parking to the front and access via two gateways. To the rear is a beautifully landscaped garden, which includes a spacious patio area, a good-sized lawn, and numerous spots for barbecues and enjoying the sunshine. Additionally, there is a detached double garage along with a summer house / large playroom which could be converted to a garden office if desired. There are also further outbuildings for storing wood / general storage.

**Location**

Tregwyth is nestled within the heart of the Lizard Peninsula and just a very short walk from the centre of Mullion - a vibrant village with unique charm, a strong community and a picturesque harbour. Within the village are numerous facilities and amenities including a doctors surgery, chemist, schools (both primary and secondary), mini-supermarkets and excellent places to eat and drink, such as the fabulous Polurrian Hotel with its panoramic terrace and unrivalled sea views. Mullion Cove Hotel is also only a short distance away and both hotels provide excellent spa & gym facilities.

The Lizard Peninsula offers exceptional lifestyle for those looking to embrace the beauty of coastal living and so many opportunities for lifestyle based activities such as sailing and SUP, diving and open water swimming or simple lazy beach days with the children. Fine food features throughout the area with an ample supply of local freshly caught fish, especially crab & lobster. The coastline is especially attractive with the nearby locations of Church Cove, Gunwalloe Cove, Poldhu Beach and Kynance Cove providing safe swimming and idyllic beach days. Close at hand is the historic town of Helston, which is well served by three supermarkets and has a number of restaurants and bars.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy A	Energy D	Energy A	Energy G
Energy B	Energy E	Energy B	Energy H
Energy C	Energy F	Energy C	Energy I
Energy D	Energy G	Energy D	Energy J
Energy E	Energy H	Energy E	Energy K
Energy F	Energy I	Energy F	Energy L
Energy G	Energy J	Energy G	Energy M
Energy H	Energy K	Energy H	Energy N
Energy I	Energy L	Energy I	Energy O
Energy J	Energy M	Energy J	Energy P
Energy K	Energy N	Energy K	Energy Q
Energy L	Energy O	Energy L	Energy R
Energy M	Energy P	Energy M	Energy S
Energy N	Energy Q	Energy N	Energy T
Energy O	Energy R	Energy O	Energy U
Energy P	Energy S	Energy P	Energy V
Energy Q	Energy T	Energy Q	Energy W
Energy R	Energy U	Energy R	Energy X
Energy S	Energy V	Energy S	Energy Y
Energy T	Energy W	Energy T	Energy Z
Energy U	Energy X	Energy U	Energy AA
Energy V	Energy Y	Energy V	Energy AB
Energy W	Energy Z	Energy W	Energy AC
Energy X	Energy AA	Energy X	Energy AD
Energy Y	Energy AB	Energy Y	Energy AE
Energy Z	Energy AC	Energy Z	Energy AF
Energy AA	Energy AD	Energy AA	Energy AG
Energy AB	Energy AE	Energy AB	Energy AH
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Energy BE	Energy BH	Energy BE	Energy BK
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Energy BT	Energy BW	Energy BT	Energy BY
Energy BU	Energy BX	Energy BU	Energy BZ
Energy BV	Energy BY	Energy BV	Energy CA
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Energy IU	Energy IX	Energy IU	Energy IY
Energy IV	Energy IY	Energy IV	Energy IZ
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Energy JB	Energy JE	Energy JB	Energy JF
Energy JC	Energy JF	Energy JC	Energy JG
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Energy KT	Energy KW	Energy KT	