



ROHRS & ROWE





*Gweath  
Predannack  
Mullion  
Helston  
TR12 7EY*

- Characterful and flexible layout
- 5 bed house or 3 bed house & 2 bed self contained annexe
- Far reaching views towards Mounts Bay and St Michaels Mount
- 3 reception rooms
- Conservatory with excellent views
- Set just above the iconic Mullion Cove
- Indoor swimming pool with swim jets
- 4Kw Photovoltaic panels providing electricity and income
- Detached garage
- Grounds extending to 3/4 acre
- Formal and vegetable garden set out in two sections
- Fabulous coastal walks to the cove and along breathtaking coastline

**DELIGHTFUL COASTAL RESIDENCE SET ABOVE THE ICONIC MULLION COVE OFFERING FABULOUS VIEWS & A LIFESTYLE OPPORTUNITY**





## THE PROPERTY

Situated in the most spectacular location, just above Mullion Cove, Gweath enjoys an amazing position that takes in sea views right the way along Mounts Bay, toward St Michaels Mount in the distance.

Gweath is perfect for anyone wanting a relaxing home with income, or looking for a complete change in lifestyle. The main house features wonderful views in most rooms and especially from the conservatory off the dining room, providing the most amazing backdrop for meals. The cosy sitting room is complemented by a wood burning stove, providing the perfect place to sit and unwind, whilst the delightful kitchen continues the theme with a lovely feature range cooker. The master bedroom of the main house is accompanied by two further bedrooms and a family bathroom.

The annexe is self contained but it internally links with the house and so it could all be used as a single residence. It offers a spacious layout and has been used as a holiday residence previously, so it could offer additional income or provide accommodation for a dependant relative.

The gardens are beautifully landscaped and immaculately kept. They also offer many wonderful vantage points from which to admire the views along the coast. The garden is in two parts with a small lane dividing the vegetable garden area complete with storage areas, which could be ideal for further recreational use and there are also a number of ponds. The excellent indoor heated swimming pool has swim jets for exercising and it is run from electricity; the running costs are more than offset by the 4Kw Photovoltaic panels that are within the grounds.



## LOCATION

- Mullion Cove: 1 Mile
- Lizard Point 7.5 Miles
- Helston: 8.7 Miles
- Coverack: 10.8 Miles
- Falmouth: 17 Miles
- St Michaels Mount 17.5 Miles
- St Ives: 23 Miles
- Truro: 24 Miles
- Mousehole: 26 Miles
- Newquay Airport: 44 Miles

Gweath is set on a beautiful stretch of coastline, adjoining a Site of Special Scientific Interest that overlooks the stunning Mullion Cove, famous for its picturesque harbour. There are fabulous walks along the cliff paths heading towards Mounts Bay or towards the dramatic Rinsey Head.

The Lizard Peninsula is a fabulous unspoilt area of Cornwall - home to Britain's most southerly point, as well as many fabulous beaches and the nearby Helford River for those interested in sailing, and a passenger ferry to Helford Passage and the beautiful gardens of Trebah and Glendurgan. Coverack is just over 10 miles away with its charming harbour and the village of Cadgwith that is still a working fishing community. Marazion plays host to the iconic St Michaels Mount and a little further along the coast is the wonderful village of Mousehole. St Ives is also accessible, with its fabulous range of boutique shops and cafes.

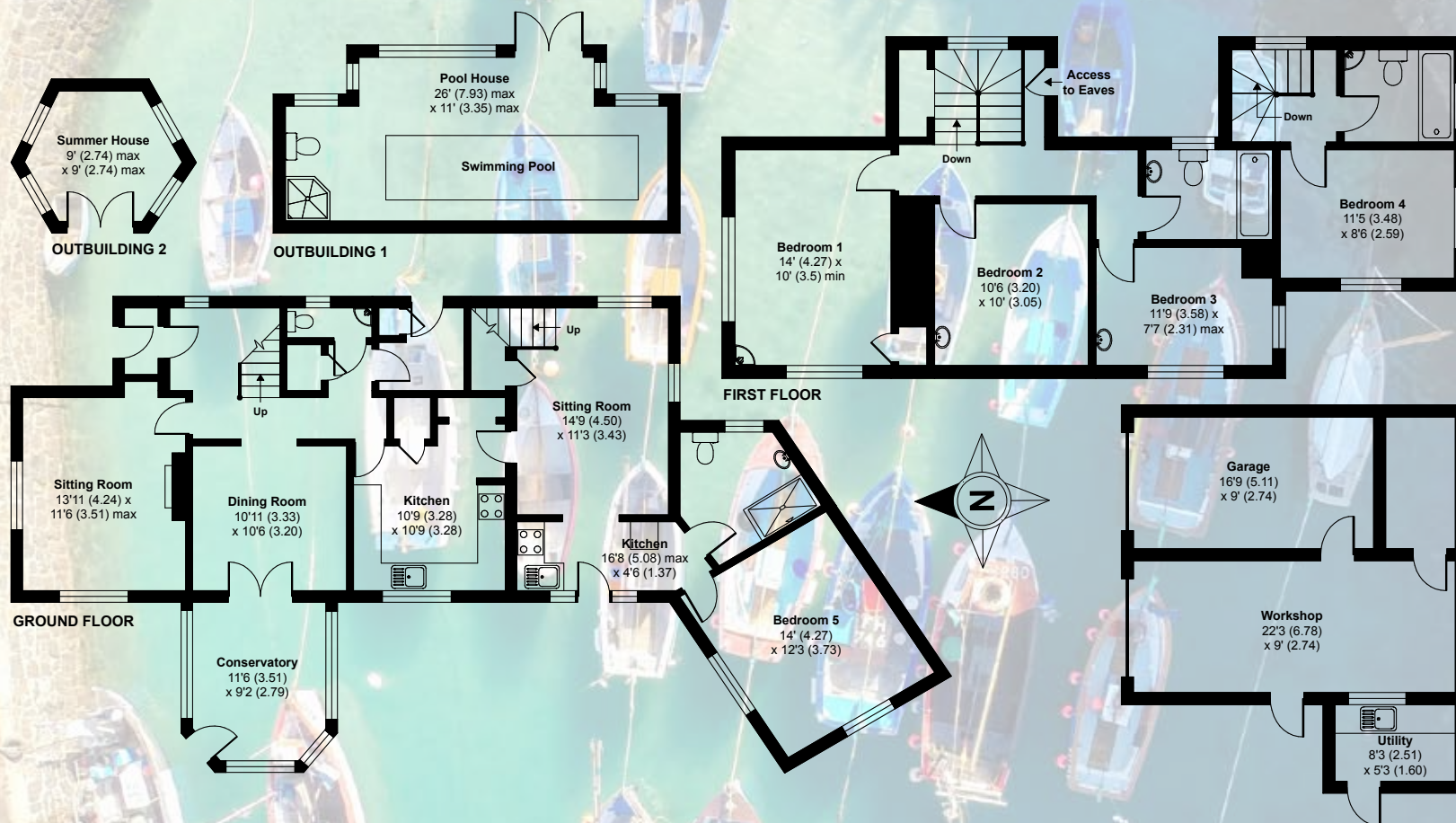


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# Predannack, Mullion, Helston, TR12

APPROX. GROSS INTERNAL FLOOR AREA 2512 SQ FT 233.3 SQ METRES (INCLUDES GARAGE / WORKSHOP / UTILITY & EXCLUDES OUTBUILDINGS)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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**Services:** Mains electricity and water. Private drainage. Oil fired central heating.

**Directions:** From Helton head towards The Lizard on the A3083 after about 4.5 miles turn right for Mullion on the B3296. Travel through the village and continue towards Mullion Cove. Turn left signed for Predannack and after about 300m the property will be found on the right hand side.

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Mullion Cove 1 Mile



Lizard Point 7.5 Miles



St Michael's Mount 17.5 Miles



Mousehole 26 Miles