



ROHRS & ROWE



Mulberry Cottage
Laflouder Lane
Mullion
Helston
TR12 7HT

- Charming characterful cottage
- Master bedroom suite with walk-in-wardrobe
- 2 further bedrooms
- Modern garden room extension
- Utility room
- 23'3 x 11'4 kitchen / diner
- 21'8 x 13 living room
- Garage
- Store room & workshop
- Circa 2.2 acres of beautiful gardens and grounds
- Front courtyard garden
- 0.5 miles from Polurrian Beach
- EPC F
- Council Tax Band F



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A BEAUTIFUL UPGRADED AND EXTENDED DETACHED 3-BEDROOM PROPERTY, SET IN CIRCA 2.2 ACRES OF GARDENS AND GROUNDS IN A PRIVATE AND SCENIC LOCATION JUST A SHORT WALK FROM POLURRIAN COVE.





PROPERTY

Entering via a charming and secluded entrance into a sun-drenched courtyard garden, Mulberry Cottage has a delightful blend of period features and modern updates, thoughtfully extended and renovated by the current owners to create a perfect balance of character and contemporary living.

The spacious farmhouse-style kitchen/diner is full of charm and offers an inviting space for cooking and entertaining. Adjoining this, a cosy living room overlooks the courtyard, featuring a traditional wood-burner, perfect for those colder evenings. To the side, the impressive garden room extension is flooded with natural light from the large skylight and opens out onto a stylish rear granite patio area, ideal for outdoor dining or relaxing. At the far end of the property, you'll find another snug sitting room, offering a beautiful outlook onto the front courtyard. This area is complemented by two comfortable guest bedrooms and a generously-sized storeroom and workshop.

Upstairs, the principal bedroom is exceptionally spacious, with vaulted ceilings and exposed beams that enhance the sense of light and space. This space is further complemented by a well-appointed en suite bathroom and a walk-in wardrobe.

Externally, the property is set within beautifully maintained gardens and grounds extending to circa 2.2 acres with a number of useful sheds. The perimeter is lined with a variety of trees, creating a picturesque, private haven that provides a sense of seclusion and tranquility. The formal gardens are located adjacent to the house, leading towards an open lawned paddock with stunning sea views. To the front of the property, there is also a garage and a driveway offering off-road parking for up to three vehicles, ensuring convenience for both residents and guests.







POLURRIAN COVE



POLDHU COVE



KYNANCE COVE



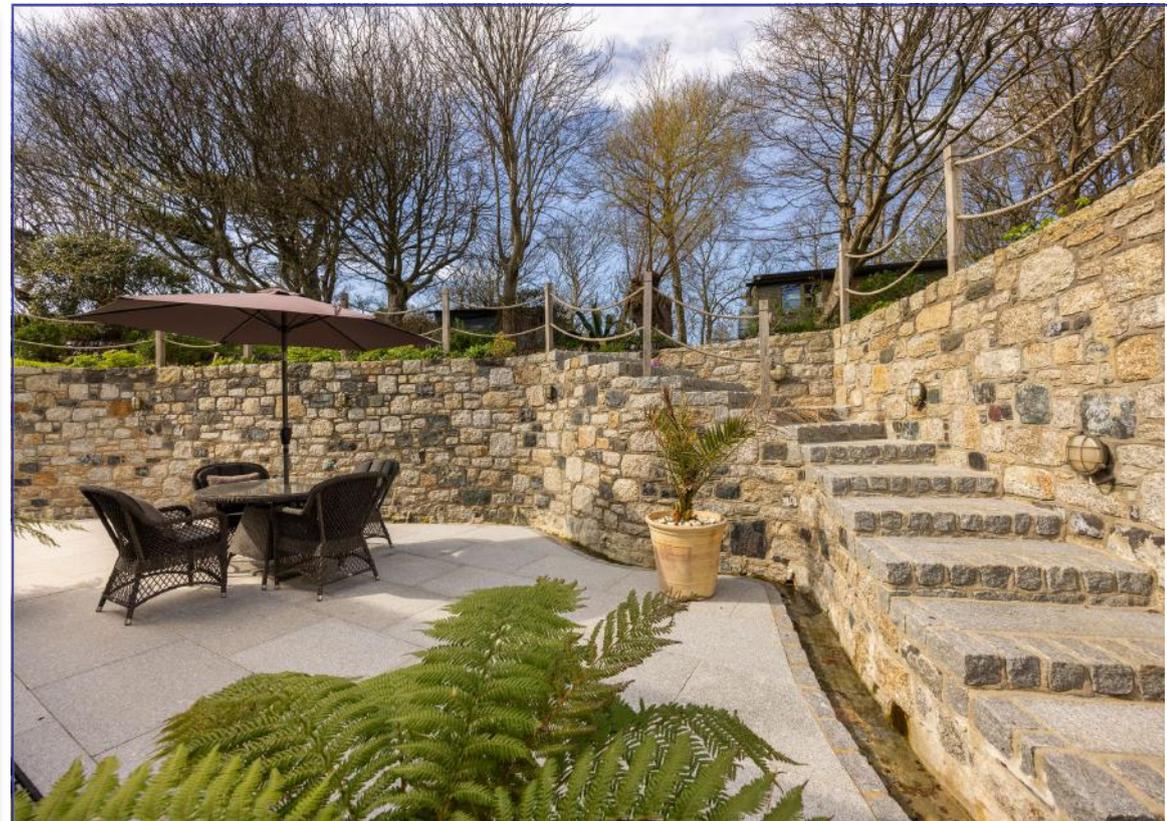
MULLION COVE

LOCATION

Mulberry Cottage 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, schools and excellent places to eat and drink, such as the fabulous Polurrian Hotel with its panoramic terrace and unrivalled sea views.

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.



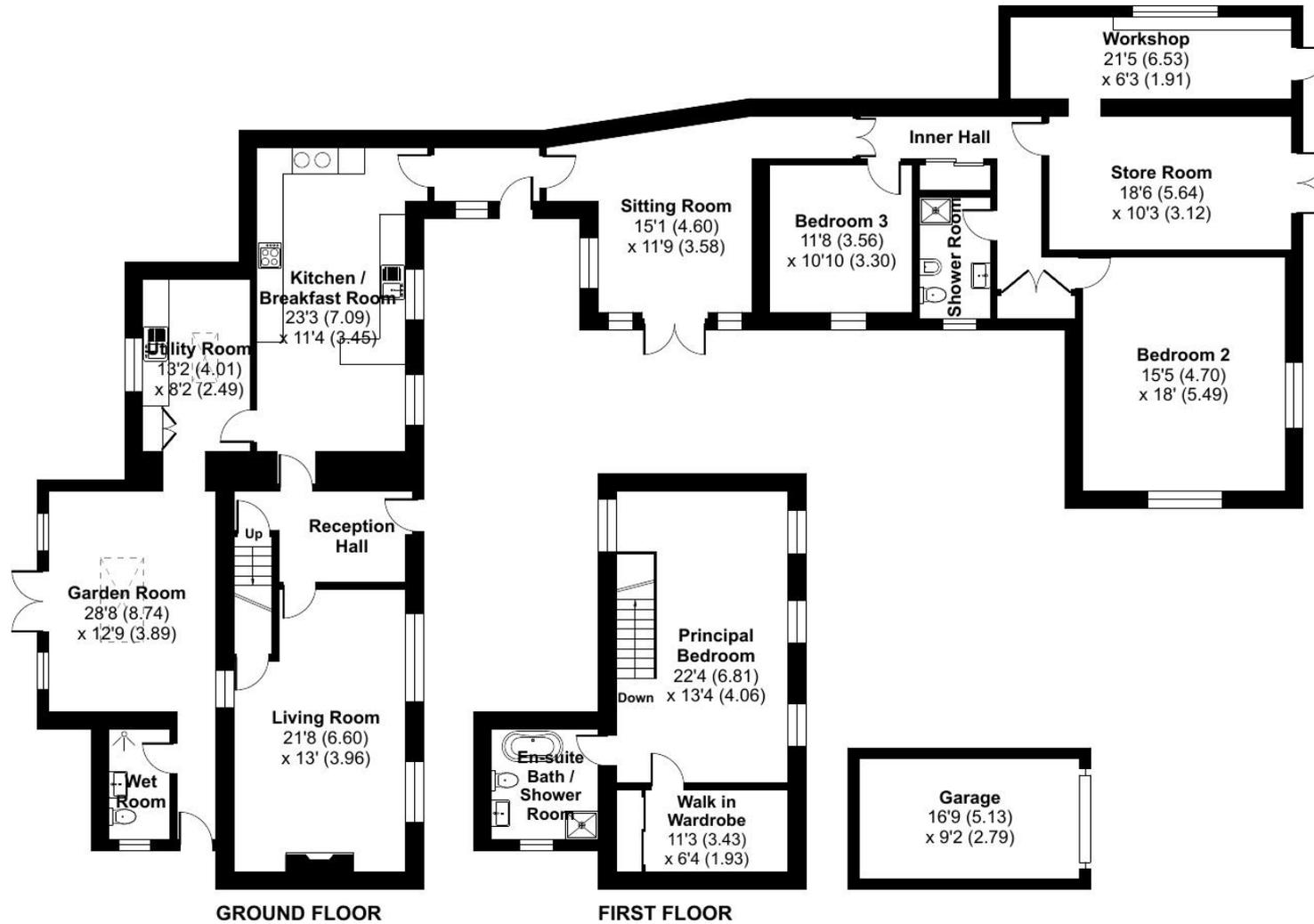




Laflouder Lane, Mullion, Helston, TR12 7HT

Approximate Area = 2994 sq ft / 278.1 sq m (includes garage)

For identification only - Not to scale





Services: Mains water & electricity.

Directions: What3words: ///technical.crashing.jumps

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