Penny Cottage Churchtown, Mullion, TR12 7HQ

£150,000 Leasehold

CHRISTOPHERS
ESTATE AGENTS

Penny Cottage Churchtown

- GROUND FLOOR APARTMENT
- CENTRAL OF THE POPULAR COASTAL VILLAGE
- TWO BEDROOMS
- FITTED KITCHEN
- LEASEHOLD
- COUNCIL TAX A
- EPC E53

An opportunity to purchase a ground floor two bedroom apartment situated in the centre of the popular coastal village of Mullion.

Penny Cottage would seem an ideal opportunity for those looking for a permanent residence, first time buyer, coastal retreat, holiday let or investment in this bustling village.

The accommodation in brief comprises a spacious lounge/reception area, two bedrooms and a fitted kitchen, nicely appointed shower room and w.c.

Mullion itself is the largest village on The Lizard Peninsula which is home to Britain's most southerly mainland point. It is officially designated as an area of outstanding natural beauty, with sheltered valleys, moorland and superb countryside all framed by its rugged coastline.

Mullion is a bustling village offering a good range of facilities including shops, Co-operative supermarket, well regarded primary and comprehensive schools and a nursery. The village is home to an attractive harbour, a beach at Polurrian Cove, health centre and pharmacy. The Polurrian Hotel has a leisure club with indoor swimming pool and the Mullion Cove Hotel also has spa facilities. Nearby is the beautiful sandy beach at Poldhu and a super 18 hole links golf course. More extensive amenities are available in the nearby town of Helston, some six miles distant, with supermarkets and national stores.

THE ACCOMMODATION COMPRISES (dimensions approx)

PART GLAZED DOOR TO THE LIVING AREA

LIVING AREA 15'3" x 12'3" (4.66 x 3.75)
With a window to the side aspect, laminate wood effect flooring, feature shelving, storage cupboard and the room is lit by a spotlight arrangement with doors to the kitchen.

KITCHEN 9'1" x 4'11" (2.78 x 1.5)
Comprising fitted kitchen with granite effect worktops that incorporates a touch control ceramic hob and a sink drainer with mixer tap. Tiled splashbacks and extra base and drawer units under, wall units over, integrated oven, space is provided for a refrigerator and there is a window to the side aspect.

BEDROOM ONE 12'3" x 8'11" (3.74 x 2.74)
With a window to the front aspect, a door out onto the pavement and wood effect laminate flooring.

BEDROOM TWO 12'8" x 8'10" (3.88 x 2.71)
With a window to the front aspect.

SHOWER ROOM
With glazed and tiled walk-in shower cubicle with Myra electric shower over. Wood effect laminate flooring, ladder style chrome radiator and a door to the w.c.

W.C.
With a dual flushed w.c., wash hand basin with tiled splashback, wood effect laminate flooring and to the side of this is an alcove with plumbing for a washing machine.

DIRECTIONS
On entering Mullion village, continue through the one way system and the property will be found on the left hand side, just before 'Petz of Mullion'. There are two car parks in Mullion and to the outside of the property there is a number of on street 'timed' spaces.

SERVICES
Mains water, electricity and drainage.

AGENTS NOTE
We are advised that there is a 999 year lease which was granted on the 6th May, 2014.

AGENTS NOTE TWO
We are advised that there is a ground rent of £1.00 per annum.

AGENTS NOTE THREE
The property enjoys pedestrian access over the parking area of The Forge adjacent to its back door.

VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of these details,

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/

COUNCIL TAX

Council Tax Band A.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

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.

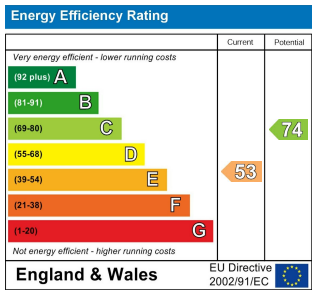
DATE DETAILS PREPARED.

15th August 2025

Ground Floor

Approx. 51.2 sq. metres (550.8 sq. feet)

Total area: approx. 51.2 sq. metres (550.8 sq. feet)



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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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