



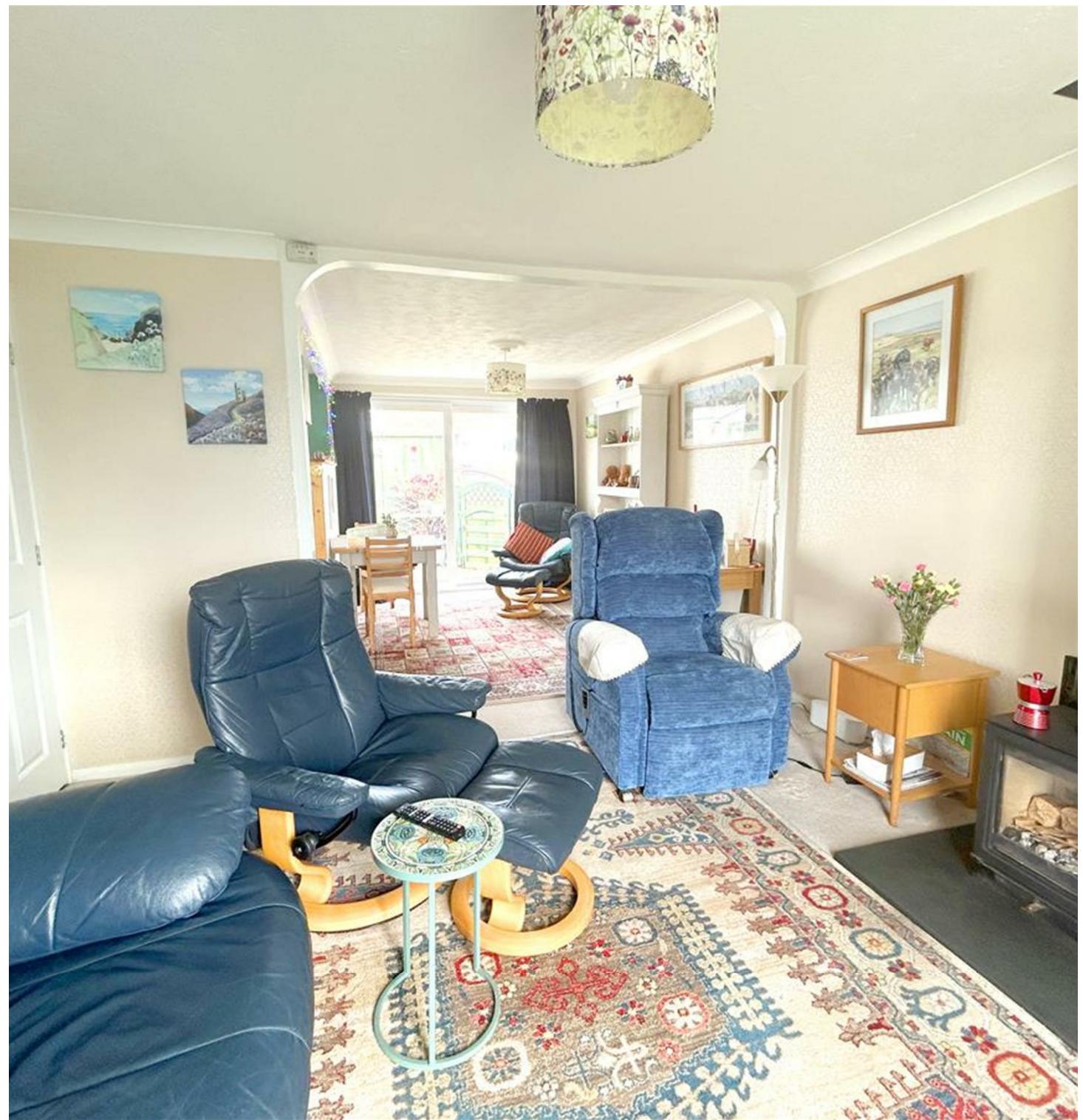
**5 Gibbons Fields, Mullion, TR12 7EA**

£330,000 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

## 5 Gibbons Fields

- THREE BEDROOM DETACHED BUNGALOW
- CORNER PLOT WITHIN A PLEASANT CUL-DE-SAC
- SIGNIFICANTLY IMPROVED BY THE CURRENT OWNER
- DOUBLE GLAZING AND ELECTRIC HEATING
- TWO DRIVEWAYS OFFERING AMPLE PARKING
- GENEROUS GARAGE AND WORKSHOP WITH UTILITY AREA
- BEAUTIFULLY FINISHED SHOWER ROOM
- FREEHOLD
- COUNCIL TAX C
- EPC F-33







A beautifully presented three-bedroom detached bungalow, occupying a corner plot within a pleasant cul-de-sac in the sought-after coastal village of Mullion.

Having been significantly improved by the current owners, the property now offers well-appointed accommodation complemented by double glazing and electric heating.

The layout includes an entrance hallway, a pleasant lounge/diner featuring a wood burner, and a smart fitted kitchen. There are three bedrooms and a beautifully finished shower room.

Outside, the mature gardens wrap around the property, the two driveways offer ample parking and there is the added advantage of a generous garage and workshop with a utility area to the rear, ideal for hobbies or additional storage.

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

Mullion is a thriving coastal village offering an excellent range of facilities including a Co-operative supermarket, local shops, and both primary and comprehensive schools with nursery provision. The village enjoys a strong sense of community, supported by a range of clubs and societies including football and cricket clubs.

There are Anglican, Methodist and Catholic churches, a health centre and pharmacy, and two popular hotels – the Polurrian Hotel with its leisure club and indoor swimming pool, and the recently refurbished Mullion Cove Hotel, which now boasts luxury spa facilities.

Mullion also benefits from its own picturesque harbour and the beautiful beach at Polurrian Cove, the golden sands of Poldhu Beach and an excellent 18-hole links golf course add to the areas appeal.

For a wider selection of shops and amenities, the market town of Helston lies approximately six miles away, offering supermarkets and a range of national stores.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

##### A PART GLAZED DOOR WITH GLAZED SIDE PANEL TO THE

##### ENTRANCE HALLWAY

There is a storage cupboard housing the hot water immersion with slatted shelving. A loft hatch provides access to the roof space, which we are advised is part boarded and benefits from power and light. A door leads through to the lounge/diner.

**LOUNGE/DINER 24'0" x 11'5" (narrowing to 8'5") (7.32 x 3.5 (narrowing to 2.59))**

A pleasant, airy space featuring a floor-to-ceiling window and sliding double-glazed patio doors to both the front and rear aspects, enjoying views over the garden. A log burner set on a slate hearth creates a cosy focal point, while to the dining end of the room there is a serving hatch and an opening back through to the kitchen.

**KITCHEN 11'11" x 10'5" (3.64 x 3.18)**

Beautifully appointed with a cream fitted kitchen complemented by stone-effect worktops and matching upstands. The design incorporates a one and a half bowl stainless steel sink drainer with mixer tap, a range of base and drawer units below, and wall-mounted cupboards above. Spaces are provided for a fridge/freezer, cooker, and washing machine, with a stainless steel splashback and chimney-style extractor hood above the cooker. The room features wood-effect vinyl flooring, a glazed door and window to the rear aspect, and a further door leading back to the entrance hallway.

**CONSERVATORY 8'5" x 6'0" (2.59 x 1.85)**

A light open space with triple aspect wood effect vinyl flooring and half glazed door out onto the rear courtyard.

From the entrance hallway, doors leads to bedroom one.

**BEDROOM ONE 11'6" x 11'6" (3.53 x 3.51)**

With a window to the front aspect.

**BEDROOM TWO 12'2" x 9'8" (3.71 x 2.96)**

With a window to the rear aspect.

**BEDROOM THREE 8'10" x 8'2" (2.71 x 2.49)**

With a window to the front aspect overlooking the garden.

**SHOWER ROOM**

Beautifully appointed and of generous proportions, the bathroom features easy-clean walls and ceiling. The suite includes a glazed shower cubicle with a Mira shower over, a dual-flush WC with concealed cistern, and a wash hand basin set within a vanity unit providing useful storage beneath. A further fitted area offers additional shelving, cupboards, and drawers, complemented by a feature mirror incorporating a shaver socket. There is also an electric heated towel radiator, downflow heater, extractor fan, and two obscure-glazed windows to the rear aspect. The room is finished with attractive stone-effect vinyl flooring.





#### OUTSIDE

To the front of the property lies a neatly lawned garden enclosed by a block wall, with the lawn wrapping around to the side and bordered by well-stocked beds featuring mature plants and shrubs. To the rear, there is an enclosed, low-maintenance hard landscaped area with an outside tap and a door providing access to the utility area at the rear of the garage.

The property benefits from two driveways offering ample parking, one of which leads to the garage/workshop.

#### GARAGE/WORKSHOP 22'11" x 8'2" (7 x 2.5)

With an up and over door, power and light. To the rear of the garage, a door leads back to a utility room/shed.

#### UTILITY ROOM/SHED 7'5" x 3'10" (2.27 x 1.19)

With power, light and a worktop with cupboards and drawers under and space for a tumble drier.

#### SERVICES

Mains water, electricity and drainage.

#### AGENTS NOTE

The property is of the Carey timber frame style of construction which is not mortgageable by all lenders. Prospective purchasers must check with their mortgage broker for suitability.

#### 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 C.

#### ANTI-MONEY LAUNDERING

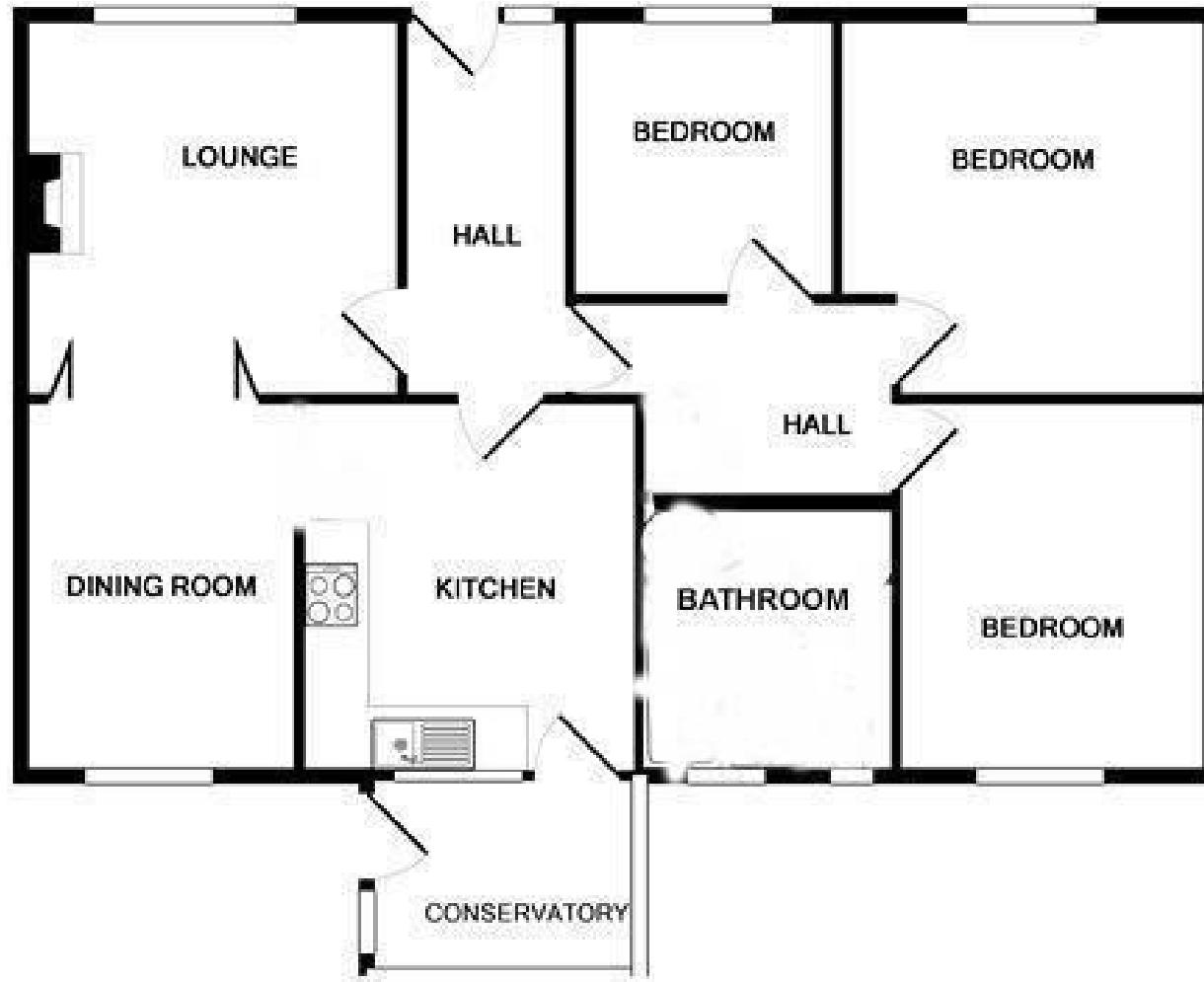
We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### 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.

8th October 2025.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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 or contracts.



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