



The Griffins Polhorman Lane, Mullion, TR12 7JD

£425,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

The Griffins Polhorman Lane

- TWO/THREE BEDROOM BUNGALOW
- SUPER PLOT RUNNING TO SOME QUARTER OF AN ACRE OF GARDENS
- FANTASTIC VIEWS OVER COUNTRYSIDE & ONWARDS TO THE COAST
- SUPER LOCATION IN POPULAR VILLAGE OF MULLION
- BRICK PAVED DRIVEWAY LEADING TO A GARAGE
- FREEHOLD
- COUNCIL TAX D
- EPC D55

An exciting opportunity to acquire a charming 2/3 bedroom bungalow set within a generous plot of approximately a quarter of an acre, boasting beautifully maintained gardens to both the front and rear. The rear garden is a true highlight, enjoying breathtaking far-reaching views across rolling Cornish countryside, stretching all the way to the coastline, cliffs and sea over Mounts Bay.

The accommodation is well proportioned and versatile, comprising an entrance hallway, a comfortable lounge opening into a delightful sun room perfectly positioned to take in the stunning outlook, a separate dining room or optional third bedroom, and two further double bedrooms, both enjoying lovely views. There is also a well-appointed fitted kitchen and a family bathroom. The property benefits from oil fired central heating and double glazing.

To the front, a brick paved driveway provides ample parking for several vehicles and leads to an attached garage.

Overall, this is a wonderful opportunity for a buyer to put their own stamp on a home in a truly special setting.

Mullion itself is the largest village on the Lizard Peninsula, an Area of Outstanding Natural Beauty and home to Britain's most southerly point. The area is renowned for its dramatic coastline, sheltered valleys and unspoilt countryside.

The village offers a great range of amenities including shops, a Co-operative supermarket, well regarded primary and comprehensive schools, and a nursery. Mullion also benefits from a picturesque harbour, the beach at Polurrian Cove, a health centre and pharmacy. Leisure facilities can be found at the Polurrian Hotel and Mullion Cove Hotel, both offering spa and swimming facilities. Nearby Poldhu Cove provides a beautiful sandy beach, along with an excellent 18 hole links golf course. The nearby town of Helston, approximately six miles away, offers a wider range of amenities including supermarkets and national retailers.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

STABLE STYLE GLAZED DOOR TO

ENTRANCE HALLWAY

With attractive wood effect flooring, cupboard housing the immersion and a loft hatch to the roof space, doors to





**LOUNGE 16'4" x 9'10"29'6" (5' x 3'09)**

With beam effect ceiling and a fireplace housing a wood burner (not tested), the area is illuminated by wall lights and a glazed door with matching side panel leads out onto the side access with archway through to

SUN ROOM 10'7" x 8'3" (3.23 x 2.53)

A lovely space again with beam ceiling being triple aspect with views out over the garden and rural views over rolling countryside. The room has parquet style flooring and is illuminated by wall lights.

DINING ROOM/BEDROOM THREE 10'11" x 8'10" (3.33 x 2.7)

With beam effect ceilings, attractive wood effect flooring and a window to the side aspect.

KITCHEN 9'10" x 7'10" (3 x 2.4)

The property features an attractive white fitted kitchen with black granite worktops incorporating a sink and drainer with mixer tap. A 70cm AEG induction hob with extractor hood sits beneath stylish tiled splashback with matching upstands, complemented by a range of base and drawer units.

Integrated appliances include a refrigerator, Neff tilt and slide oven, slimline dishwasher and wine cooler. The room is enhanced by charming beam effect ceilings and part wood panelled walls, with a window to the front aspect overlooking the garden. A series of downlighters provide illumination, and the space is finished with practical tile effect flooring.

A particularly useful addition is the walk-in larder, fitted with shelving and lighting.

BEDROOM TWO 13'1" x 10'5" (4 x 3.2)

With parquet style wood flooring, built-in wardrobes with extensive hanging and drawer space and a window to the rear aspect over the garden an onwards to miles of open countryside.

BATHROOM

The bathroom is fitted with a P-shaped bath with shower over and tiled splashback, a wall mounted wash hand basin with illuminated mirror above, and a dual flush W.C. Attractive tiling extends to both the walls and floor, while two obscure glazed windows to the front aspect provide natural light. A chrome ladder style heated towel rail completes the space.

From the kitchen a glazed panel door leads back to the rear hallway with stable style half glazed door to the front aspect, wood effect laminate flooring and generous storage cupboard with shelving.

MASTER SUITE

With separate W.C. with wash hand basin, ladder style towel drying radiator, window to the side aspect, tiling to the floor and wood effect flooring and door back to

MASTER BEDROOM 12'5" x 12'0" (3.81 x 3.68)

A super dual aspect bedroom with extensive glazing and views over miles of rolling countryside and onwards to the sea in the distance and the room has smart wood effect flooring.

OUTSIDE

To the front of the property there is a gated driveway with granite pillars that leads to a large block paved area, parking for several vehicles. The front garden is laid mainly to lawn with beds housing many mature plants, trees and shrubs.

GARAGE 15'11" x 9'0" (4.86 x 2.75)

With remote control electric roller door, power, light, service door at the rear leads out onto the side and onwards to the back garden. On the side of the garage is an outdoor power socket.

From the front of the garden a pathway leads down the right hand side of the property where one passes the outside oil Worcester boiler to a gate that leads through to

REAR GARDEN

The fabulous garden is a true highlight of the property, featuring an extensive patio seating area that leads out onto a generous lawn, bordered by well stocked beds filled with a variety of plants, trees and shrubs.

From here, quite exceptional far reaching views can be enjoyed across miles of rolling Cornish countryside, stretching towards the cliffs above Church Cove and out to sea across Mounts Bay.

The garden also benefits from a useful shed and a separate potting shed, while to the side of the property there is an additional brick paved area providing further practical outdoor space and leads to

UTILITY ROOM

With tiled floor and plumbing for washing machine.

SERVICES

Mains water, electricity and private drainage. Oil fired central heating.

ANTI-MONEY LAUNDERING

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

COUNCIL TAX

Council Tax Band D.

DATE DETAILS PREPARED.

17th March 2026.

WHAT3WORDS

cup.indicated.emulated

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

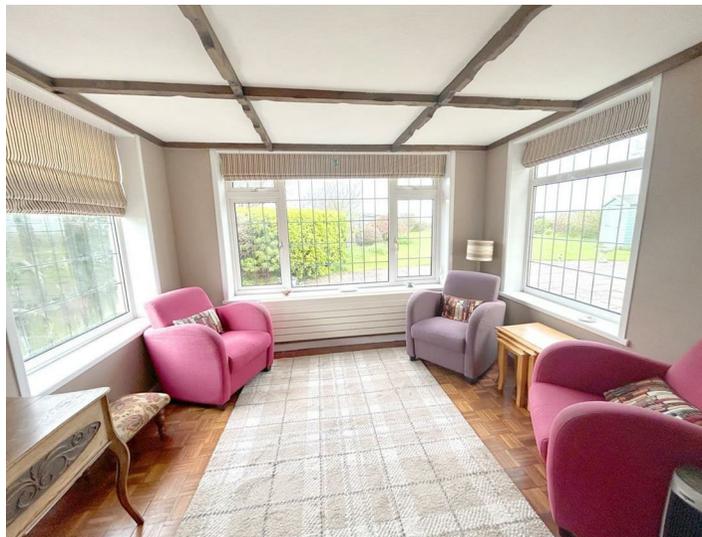
<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

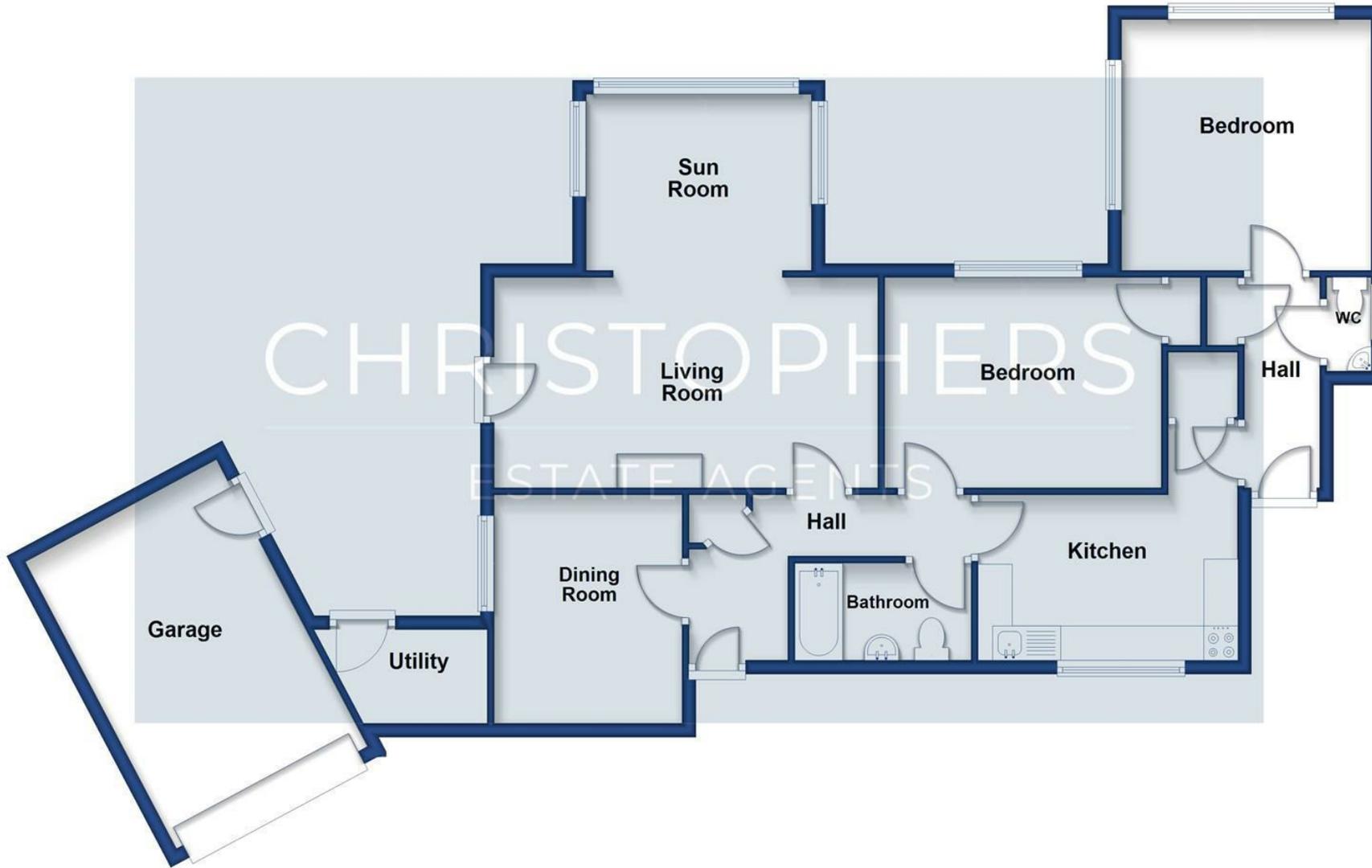
PROOF OF FINANCE - PURCHASERS

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.





Ground Floor
Approx. 109.0 sq. metres (1172.9 sq. feet)



Total area: approx. 109.0 sq. metres (1172.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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 a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fences 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.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS