



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9430

£1,600,000

Tremenhee and Corlan Cottage,
Lender Lane, Mullion, Nr. Helston, Cornwall, TR12 7HW

FREEHOLD



Discreetly nestled in the heart of this exceedingly popular and bustling village, on the much sought after Lizard Peninsula, within walking distance of all of the village facilities and some of Cornwall's most iconic and dramatic coastline. A meticulously well cared for and extraordinarily handsome, spacious double fronted 4 BEDROOMED NON-LISTED COUNTRY HOUSE extending to nearly 4,000sq.ft. plus a 2 BEDROOMED SINGLE STOREY COTTAGE plus extensive parking, outbuildings and magical parkland gardens and grounds extending to approximately 1.5 acres.





SUMMARY OF ACCOMMODATION

TREMENHEE

Ground Floor: sun room, reception hall, sitting room, drawing room, dining room, study, kitchen/breakfast room, utility room, cloaks/wc.

First Floor: landing, principal bedroom suite comprising bedroom, dressing room and en-suite bathroom, 2 further double bedrooms, family bathroom.

THE STUDIO

Internally and externally accessible entrance hall, up to first floor living area, bedroom 4 and shower room.

CORLAN COTTAGE

Open-plan living/dining room with vaulted ceiling, kitchen, 2 double bedrooms, 2 bath/shower rooms. Access to large loft space (23'8" x 10'7).

Outside: long meandering crunchy gravelled driveway providing parking for multiple vehicles, delightful manicured landscaped gardens and grounds extending to approximately 1.5 acres arranged as a beautiful gently sloping lawned front garden, broad paved seating and dining areas, private gardens to Corlan Cottage as well as a parkland meadow with summerhouse and a wonderful vista across the surrounding countryside. Various small stone outbuildings, vegetable plot garden, etc.

DESCRIPTION

Tremenhee has been painstakingly cared for and improved over the past 20 or so years by the previous owners and the present, and offers meticulously appointed, beautifully presented accommodation, inside and out and in each and every corner. The roofs on both properties have been re-slatted, new sash windows installed in both the house and Corlan Cottage, new central and underfloor heating system, hot water and central heating boiler, installation of a heat recovery ventilation system, bespoke fitted pippy oak kitchen, complete rewiring including an ethernet network and separately a Linn music system to the principal rooms throughout the main house.

Tremenhee is found in the heart of the popular and thriving village of Mullion which boasts on hand facilities including a local primary school, public house, village stores, hairdressers, restaurants, etc., and is also found a short distance away from some of the county's most iconic and breathtaking scenery, with Mullion Cove and its iconic harbour a very short distance away with the meandering South West Coast Path providing access to some of the country's most picturesque scenic walks and beaches, including Kynance Cove, Polurrian and Gunwalloe to name but a few. The large market town of Helston is a short distance away and provides more convenient facilities including major supermarkets, a hospital, secondary schooling, etc.



The house is beautifully presented, both inside and out and has been meticulously cared for by the owners and dressed with some fantastic furnishings. We understand the house dates from the late 1800s and is of classic, impressive proportion with a broad symmetrical principal façade with a fantastic sun room leading through to the accommodation. The proportion, natural light and volume throughout the house is evident, with a delightful yet cosy sitting room warmed by a log burning stove, a fabulous living room with enormous

inglenook granite fireplace, dual aspect dining room and beautifully fitted bespoke kitchen/breakfast room. Completing the ground floor is a very large utility room, study and cloaks/wc. On the first floor, a deeply impressive principal bedroom suite comprising a large bedroom, dressing room, and en-suite bathroom – in addition to two large double bedrooms and a beautifully appointed family bathroom. Approached off the kitchen, and separately from the driveway, is The Studio which provides an additional reception space, double bedroom and shower room, ideal for visiting family/friends – four bedrooms, four bath/shower rooms in total extending to 3,806sq.ft.

Corlan Cottage is equally impressive and has been subject to no less attention and improvement, and is a delightful stone and slate barn conversion, with impressive vaulted ceiled living/dining room, small fully fitted kitchen, two double bedrooms and two bath/shower rooms. Corlan Cottage has a beautiful, landscaped garden to both the front and the rear, with the rear backing onto miles of open undulating Cornish countryside.

The house is exceptional versatile, either as a dual occupancy home or home with two independent income generating components, in an exceedingly desirable and convenient location.

The grounds at Tremenhee are equally impressive and beautiful, with the house sitting centrally and surrounded by its circa 1.5 acres. The formal gardens to the front are absolutely delightful bordered by Cornish hedging on three sides with the impressive façade of the main house as the backdrop, bordered on either side of manicured lawns by profusely stocked deep beds and borders with a great degree of peace and privacy. To the side, a gently sloping magical parkland style meadow with a wooded copse which backs onto miles of unspoilt farmland and the highest point of the meadow, is a Victorian style summerhouse which boasts the most wonderful view down across the meadow and out to the countryside beyond. Corlan Cottage has its own low maintenance dedicated garden areas and can be let on a completely self-catering basis. There is plentiful parking provided by the impressive crunchy gravelled driveway, a small gardener's outhouse and a walled composting/vegetable area.



A truly unique opportunity to acquire so much versatile and impeccably appointed accommodation in the heart of an incredibly popular village.

LOCATION

Tremenhee is situated in the picturesque village of Mullion which lies on The Lizard Peninsula on the south coast of Cornwall in an Area of Outstanding Natural Beauty, with beautiful sandy beaches, private coves and stunning coastal scenery, along with wonderful walks along the South West Coast Path.

The village of Mullion is a thriving community which is particularly well catered for in terms of amenities, which includes post office, general stores, off licence, garage, pharmacy, health centre, florist, restaurants and village pubs. Mullion also has a highly regarded golf club with an excellent 18-hole course. The village also has its own primary and secondary schools, with private schooling available at Truro. To the north west lies the Helford River and the beautiful day sailing waters around this estuary. The market town of Helston at the top of the peninsula has a larger range of shopping, commercial, business and leisure facilities. The A394 provides easy access to the city of Truro and onwards along the A30 and out of the county to Exeter and the M5 motorway. Cornwall Airport Newquay is only a short driveway away and offers flights to a growing array of destinations.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Meandering slated pathway gently descends from the village lane, passing meticulously manicured lawns on either side with profusely stocked exquisite manicured beds and borders and opens through to:-

SUN ROOM – 15'2" x 8'6". A fantastic, triple aspect, naturally light and welcoming voluminous approach to the accommodation, with tall monopitched ceiling, with three walls of glazing wrapping around the original exposed stone granite façade to the main house. With beautiful flagstone flooring, a wonderful vista across the gardens and meadow, and further leading through a broad painted hardwood door with stained glass window over into:-

RECEPTION HALL. Gently ascending staircase to the first floor landing. Doors to the sitting room, drawing room, study, dining room, kitchen/breakfast room.

SITTING ROOM – 13'8" x 13'2". A delightful cosy charming room with tall sliding multipaned sash double glazed window to the front elevation, with a view across the front garden, with feature pendant lighting and inset LED downlighters within matching part-glazed recessed cabinets either side of the focal fireplace, with a marble surround and mantel and set on a thick slate hearth with an inset Clearview log burning stove. Radiator.





DRAWING ROOM – 30' x 15'3". An absolutely wonderful, exceptionally spacious and naturally light dual aspect room with a tall uPVC double glazed sliding sash window to the front elevation overlooking the delightful garden with two further deep sill double glazed sash windows on the side elevation overlooking the charming front garden of Corlan Cottage. A fabulous principal reception room with wonderful high ceilinged proportions, two feature pendant chandelier lights and a magnificent, enormous, inglenook fireplace with inset Clearview log burning stove with polished brass seated surround with cushioned leather tops. To the side of the fireplace, within concealed high quality fitted cabinetry is a very high quality Linn Home Media System which is wired throughout the house, with the hub of the controls from here (included within the sale). Three central heating radiators.



DINING ROOM – 15'9" x 12'8". Another truly wonderful, naturally light dual aspect room with two deep sill sliding double glazed sash windows to the side and rear elevations, to the rear affording a wonderful view over miles of undulating countryside with the window to the side overlooking the meadow and parkland grounds. Continuing the theme of impressive proportion with voluminous ceiling heights and meticulously appointed décor. Radiator. From both here and the reception hall, door to:-



KITCHEN / BREAKFAST ROOM – 16'5" x 10'. Very naturally light and beautifully appointed with two multipaned double glazed window to the side elevation. The kitchen is beautifully fitted with a range of matching fitted wall and base units with pippy oak door and drawer fronts under square edged thick granite worktops, range of integrated appliances including a broad Neff stainless steel range cooker, Neff combination microwave oven, Neff warming drawer and concealed Miele dishwasher. The room is lit by a further small double glazed window to the opposing side elevation looking back towards the meadow and further lit by a range of inset LED downlighters. There is plentiful storage within the kitchen. From the kitchen an inner arch topped door leads through to The Studio (see below). Beyond the kitchen a door opens to:-

UTILIY ROOM – 19'1" x 15'8". Another wonderful naturally light triple aspect space, larger than many homes main kitchen! Full range of oak effect fitted wall and base units under square edged oak worktops and plentiful undercounter space for multiple fitted appliances. Also housing the American style fridge freezer, Worcester combination boiler, etc. From here a painted stable door opens to a sheltered dining courtyard patio and to the gardens beyond, with a further door on the opposing elevation opening to the driveway.

STUDY – 10'9" x 9'9". Beautifully appointed with high ceilinged naturally light accommodation with a wonderful multipaned sliding double glazed sash window on the side elevation overlooking the meadow and parkland grounds. A fantastic work from home space with fitted bespoke recessed cabinetry.

Completing the ground floor and accessed off the reception hall, is a very useful storage cupboard and access to:-

CLOAKS / WC. High quality Laufen sanitaryware comprising low level flush wc, wall mounted corner wash hand basin with a fitted mirrored cabinet with inset LED lighting,

further lit by a deep sill double glazed window to the side elevation looking towards the meadow. Radiator.

A turning staircase gently ascends from the reception hall, passing a fantastic arch topped tall window on the half landing overlooking the meadow and parkland style ground to the:-

FIRST FLOOR

LANDING. Doors to the bedrooms and family bathroom.

PRINCIPAL BEDROOM SUITE. Door opens to an inner lobby which in turn serves the bedroom, dressing and en-suite bathroom.



BEDROOM – 17' x 13'4". A fantastic principal bedroom, oozing natural light from its dual aspect with two tall sliding multipaned sash windows offering opposing views across the meticulously well maintained gardens. Vent Axia air recirculating system. Radiator.

DRESSING ROOM – 14'5" x 5'7". A double bedroomed sized room fitted floor to ceiling with much concealed storage with plentiful long hanging space, drawer and shelved cupboard storage plus a vanity area with fitted drawer storage, fitted mirror with inbuilt lighting and further lit by a tall multipaned sliding sash window on the front elevation overlooking the delightful front gardens. Vent Axia air recirculating system. Radiator.



EN-SUITE BATHROOM. Exquisitely appointed, enormous bathroom with high quality Laufen sanitaryware, fitted with a five piece suite comprising low level concealed flush wc, bidet, bath with central feature mixer tap and separate handheld shower attachment, his and hers basins set on a vanity unit with thick granite tops and plentiful wall cabinets with inset downlights, an amazing walk-in shower enclosure with curved glass full height shower screen with a rainfall shower head and separated handheld attachment – a shower with a view, looking through a deep sill double glazed window on the rear elevation to miles of undulating countryside beyond. Tall sliding double glazed sash window on the side elevation with window seat. Further lit by a range of inset spotlights. Vent Axia air recirculating system. Linn speaker system. Inbuilt mirrored waterproof TV screen.

BEDROOM 2 – 13'3" x 11'8". A fantastic large double room with sliding multipaned sash window to the front elevation overlooking the delightful garden. Vent Axia air recirculating system. Radiator.

BEDROOM 3 – 11'8" x 10'6". A fantastic large double bedroom with sliding multipaned sash window to the side elevation overlooking the meadow and countryside beyond. Vent Axia air recirculating system. Radiator.





FAMILY BATHROOM. Exquisitely appointed, enormous bathroom with high quality Laufen sanitaryware, fitted with a five piece suite comprising low level concealed flush wc, bidet, bath with central feature mixer tap and separate handheld shower attachment, his and hers basins set on a vanity unit with thick granite tops and plentiful wall cabinets with inset downlights, an amazing walk-in shower enclosure with curved glass full height shower screen with a rainfall shower head and separated handheld attachment. Tall sliding double glazed sash window on the rear elevation with window seat. Further lit by a range of inset spotlights. Vent Axia air recirculating system.

THE STUDIO

This highly versatile corner of the house, can be approached internally via the arch topped hardwood door from the kitchen and separately through a part-glazed painted timber door on the side elevation, off the entrance driveway. Leading into a lovely, tiled floor entrance hall – a very versatile space which can be used as a completely separate wing to the main house for visiting family and friends or easily incorporated as part of the main property. Lit by a double glazed window on the rear elevation and warmed by a central heating radiator with stairs ascending to:-

FIRST FLOOR

SEATING AREA – 24'2" x 10'. A fabulous triple aspect very naturally light room with double glazed windows on three elevations, all of which offering differing perspectives across the surrounding gardens and grounds and to the many miles of undulating countryside beyond.

Very useful additional living space or home office. Vent Axia air recirculating system. Broad central heating radiator.

A short flight of steps ascend to a small landing with in turn serves a bedroom, shower room and useful storage cupboard.

BEDROOM – 12'7" x 10'5". Tall multipaned sliding sash window on the side elevation overlooking the meadow and parkland style grounds. Radiator. Vent Axia air recirculating system.



SHOWER ROOM. Beautifully appointed with high quality Laufen sanitaryware comprising a pedestal wash hand basin, bidet, low level flush wc and walk-in shower enclosed with tall glazed shower screen with a rainfall shower head and separate handheld attachment, warmed by a wall mounted ladder style heated towel rail. Lit by inset LED feature lighting and a deep sill double glazed window on the side elevation overlooking the parkland grounds. Vent Axia air recirculating system.

CORLAN COTTAGE

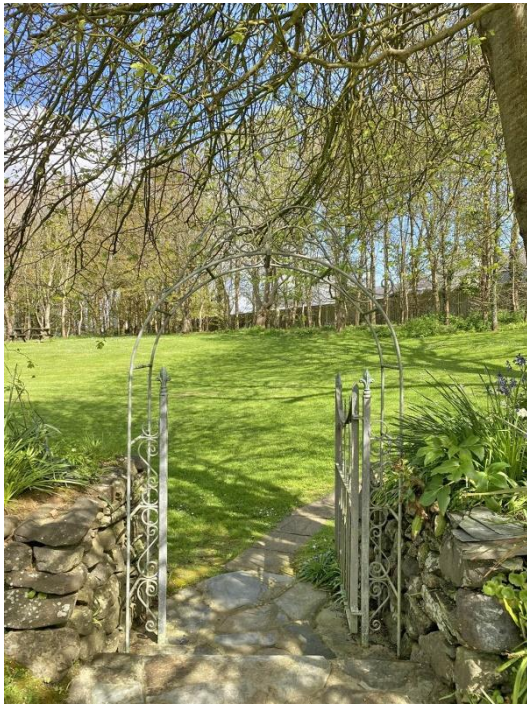
A delightful, very pretty stone and slate single storey attached barn conversion, nestled in the bottom left corner of the grounds, with charming accommodation comprising a living/dining room, small kitchen and two bedrooms with two bath/shower rooms. Corlan Cottage also has its own delightful front and rear gardens, with the lawned garden to the rear backing onto an ancient hedgerow with miles of undulating farmland beyond.

OUTSIDE

Approached of a village lane, a gated crunchy gravel long entrance driveway meanders down, passing the beautiful front gardens to your right, and a further parking area to the left for Corlan Cottage and rounding the back of the house culminating in a broad gravelled parking area backing onto miles of open countryside. The gardens are truly delightful with beautifully landscaped and meticulously well cared for sloping lawned gardens to the



front elevation, bordered by profusely stocked beds and providing an exceptional degree of privacy and screening from the village centre above, with broad slated terracing, seating areas and fantastic parkland style grounds.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR12 7HW.

SERVICES – Mains water, drainage and electricity. LPG.

COUNCIL TAX BAND – G (Tremenhee) & B (Corlan Cottage) (see www.mycounciltax.org.uk).

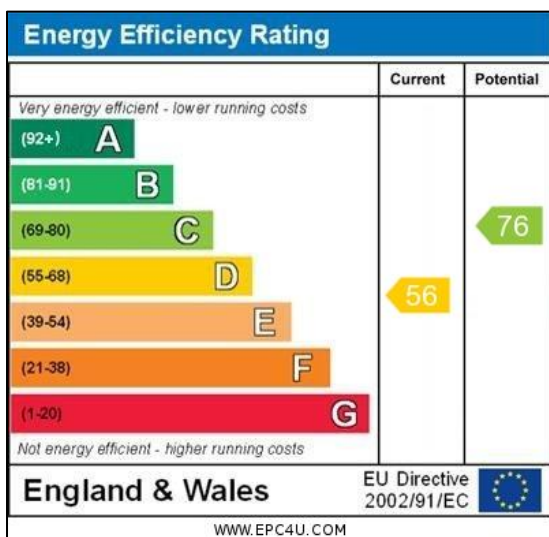
DIRECTIONS – From Helston, follow the A3083 around the perimeter of Culdrose Airfield, and at the roundabout proceed towards Lizard Point. Follow the A3083 southbound and after a couple of miles, before the Lizard Point Holiday Park, turn right signposted Mullion 1 mile, Mullion Cove 2¼ miles on the B3296. Proceed into the heart of the village, following the one way system, turning right at Aspect Holidays and then right again. After a short while, the entrance driveway to Tremenhee will be found on your left hand side.

AGENT’S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

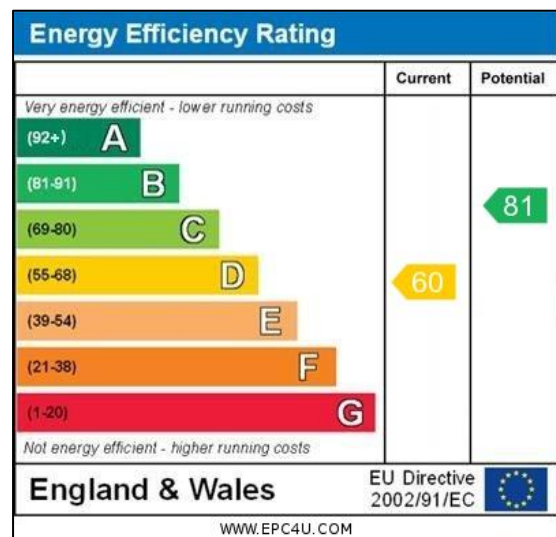
OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Tremenhee



Corlan Cottage

Not to scale – for identification purposes only.

Tremenhee, Lender Lane, Mullion, Helston

Approximate Area = 3806 sq ft / 353.6 sq m

Cottage = 722 sq ft / 67.1 sq m

Including Limited Use Area(s) = 94 sq ft / 8.7 sq m

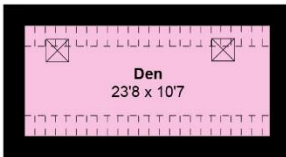
Total = 4623 sq ft / 429.5 sq m

For identification only - Not to scale

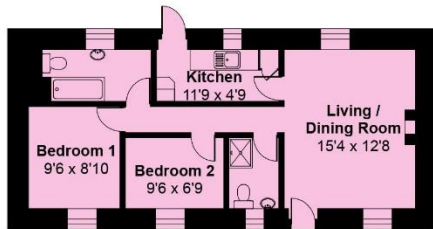


- CORLAN COTTAGE

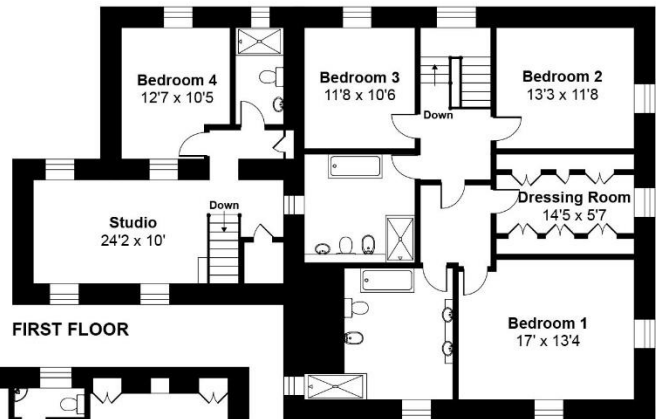
Denotes restricted head height



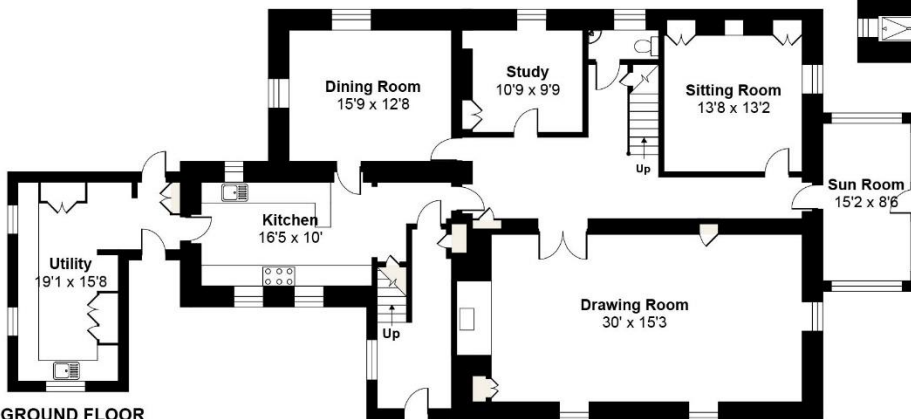
CORLAN COTTAGE FIRST FLOOR



CORLAN COTTAGE GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lillicipap Chilcott. REF: 975845

