



TREWOON ROAD - MULLION  
GUIDE PRICE £650,000







**FULL DESCRIPTION** Situated on the highly desirable Trewoon Road and moments from the village centre, Pepper Cottage is an exceptional home which was constructed in 2006 using masterful craftsmanship and is packed full of character with an array of oak finishes throughout.



Entering the property, you are greeted by an entrance porch that leads into a fantastic 20' dual aspect sitting room featuring a gorgeous open fireplace, oak engineered floors and french doors that lead to the rear patio.

The bespoke 19' kitchen/diner impresses with a lofty, triple-aspect vaulted ceiling and really is the heart of the home. Quality materials continue throughout with beautifully tiled flooring and an excellent selection of oak wall & floor units, there is also access to the rear garden and patio area through a set of french doors.



A door from the sitting room takes you to the stylish family bathroom and principal bedroom, the fourth bedroom is also situated on the ground floor and would also make an ideal home office or study. A beautifully crafted beech wood staircase ascends to the first floor, leading to a modern shower room and two generous double bedrooms, from which lovely views of the countryside can be appreciated.

Among the property's impressive features are solid wood, double-glazed windows, oil-fired radiator heating, and ample driveway parking for two cars. The main portion of the garden





is located to the side, highlighting herringbone patio that opens to a lawn populated with mature shrubs that offering a good degree of privacy. Fantastic addition is an insulated outbuilding with lighting and power which is 24ft x 12ft split in two rooms - in two rooms 12ft each. The garden has external power & water.

**ENTRANCE PORCH** Wooden front door with cast iron handle and gold effect Yale lock. Cream decorated walls with white wooden skirting boards. Wooden double-glazed window. Wooden pole & cream curtains. Cream tiled floor. Wall mounted radiator. Single light pendant. Wooden architrave and matching door with two frosted panes. Wooden coat hook with gold hooks.

**SITTING ROOM** 20' 5" x 15' 3" (6.22m x 4.65m) Dual aspect sitting room. Engineered oak flooring. Cream decorated walls & white wooden skirting boards. Feature fireplace with granite hearth. 1 x wooden double-glazed window to front elevation. Wooden curtain pole & cream curtains. Various spotlights. Various plug sockets. T.V Point. Wall mounted radiator. Wooden double glazed french doors. Doors leading to Principal bedroom, family bathroom and fourth bedroom. Beech staircase to first floor.



**KITCHEN/DINER** 20' 0" x 11' 9" (6.1m x 3.58m) Triple aspect room with cream walls & white wooden skirting boards. Vaulted beamed ceiling with various spotlights. A range of wooden wall & floor units with dark metal handles. Grey mottled effect worktops with coloured splashback tiles. One & half bowl stainless sink with chrome swan neck mixer tap. Integrated dishwasher. Freestanding cooker with stainless steel extractor. Space for washing machine plus free-standing fridge. various sockets. Wall mounted G.C.H Boiler. Cream tiled floor.



**G/F BEDROOM 2** 12' 0" x 11' 3" (3.68m x 3.44m) Cream coloured walls & white wooden skirting boards. One wooden double-glazed window to front elevation. Metal curtain pole with cream curtains. Engineered oak flooring. Single light & pendant. Various plug sockets. Wall mounted T.V point. White four panel door with matching architrave.

**G/F BATHROOM** 9' 5" x 5' 4" (2.89m x 1.63m) Fully tiled walls & floor. White suite with wooden panelled bath, with chrome mixer tap/shower attachment/folding glass screen. Low level push button flush W.C with grey plastic seat. Pedestal & sink with chrome hot & cold taps. Chrome metal heated towel rail, Various spotlights, extractor fan, wooden double-glazed window to rear elevation. Wall mounted mirror. Shaver point and plastic strip light.



**G/F BEDROOM 1** 15' 7" x 11' 2" (4.75m x 3.41m) Cream coloured walls & white wooden skirting boards. Two wooden double-glazed windows (one to side elevation & one to rear elevation) Two metal curtain poles with matching cream curtains. Engineered oak flooring. Single light & pendant. Various plug sockets. White four panel door with matching architrave.





Approx Gross Internal Area  
143 sq m / 1537 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

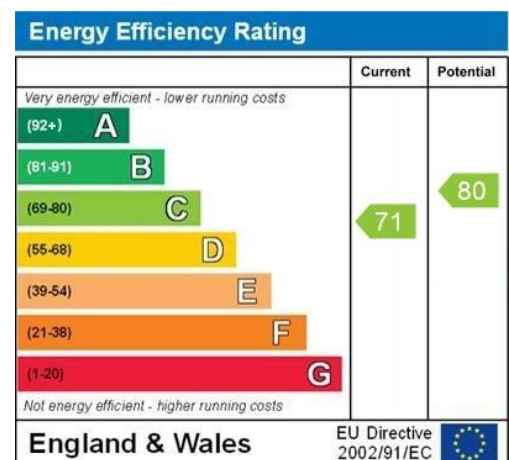
**LANDING** Cream walls & white woodwork. Smoke alarm & single light with pendant. Engineered oak floors. Velux skylight. White panelled doors leading to shower room and bedrooms. wall plug socket.

**UPSTAIRS BEDROOM 3** 14' 10" x 11' 5" (4.52m x 3.48m)  
Cream walls & white woodwork. White four panel door. Single pendant light. Three wall mounted lights. Engineered oak flooring. Velux skylight. Recessed wooden double-glazed window to front elevation. Wall mounted radiator. Various wall sockets. Wooden door to eaves storage area.

**UPSTAIRS BEDROOM 4** 9' 10" x 12' 11" (3.01m x 3.94m)  
Cream walls & white woodwork. White four panel door. Single pendant light. Three wall mounted lights. Engineered oak flooring. Velux skylight. Storage area. Recessed wooden double-glazed window to front elevation. Wall mounted radiator. Various wall sockets.

**UPSTAIRS SHOWER ROOM** 4' 7" x 10' 11" (1.42m x 3.34m)  
Fully tiled walls & floor. Walk in shower with chrome mixer/shower with sliding glass screen. Low level push button flush W.C with white plastic seat. Pedestal & sink with chrome hot & cold taps. Chrome metal heated towel rail, Various spotlights, extractor fan, wooden double frosted glazed window to rear elevation. Wall mounted mirror. Shaver point and plastic strip light.

**LOCATION** Mullion, the largest village on the Lizard Peninsula, boasts a thriving community and numerous amenities including shops, primary and comprehensive schools, a nursery, an 18-hole links golf course, health centre, and Boots pharmacy. It is the southernmost point on mainland Britain, located in an officially recognized area of outstanding natural beauty. The Lizard Peninsula with its rugged coastline, fishing coves, stunning beaches, and the spectacular Helford River, make this a very special place to call home.



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