

Mulberry Cottage,  
Laflouder Lane, Mullion



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## A charming and flexible home with generous private grounds moments from the beach and thriving village.

### The property

Nestled within approximately 2.2 acres of private grounds and beautifully established gardens, this striking detached home enjoys a wonderfully secluded setting just moments from the coastal paths and beach of Polurrian Cove. Extensively enhanced and sympathetically enlarged, Mulberry Cottage offers an effortless combination of traditional charm and refined modern living.

A hidden entrance opens into an attractive south-facing courtyard, creating an immediate sense of peace and privacy. Inside, the accommodation has been carefully designed to provide both versatile family living and inviting entertaining spaces. The kitchen and dining area forms the heart of the home, featuring a classic farmhouse aesthetic with ample room for gathering and everyday living.

Flowing from the kitchen is a welcoming sitting room centred around a wood-burning stove, with views across the courtyard garden adding to its cosy atmosphere. A superb garden room extension introduces a more contemporary feel, with overhead skylighting and wide openings connecting seamlessly to an elegant granite terrace outside — ideal for al fresco dining and summer evenings.

Two well-appointed shower rooms conveniently sit at either end of the ground floor, whilst a second reception room provides a quieter retreat, enjoying attractive outlooks over the front gardens. Two guest bedrooms are positioned nearby, alongside a substantial workshop and additional storage space, offering flexibility for hobbies, home working or further practical use.

Occupying the upper floor, the principal suite is particularly impressive, with vaulted ceilings, exposed beams and wonderful natural light creating a calm and airy feel. A walk-in dressing area and spacious en suite bathroom complete the accommodation.



### Outside

The surrounding grounds are a standout feature of the property, extending to around 2.2 acres and offering an exceptional degree of privacy. Mature trees and established planting frame the gardens, while expansive lawns lead towards an open paddock with captivating sea views beyond. A selection of useful outbuildings and sheds further enhance the outdoor space. To the front, a garage and private driveway provide parking for several vehicles.

### Location

Laflooder Lane is an exclusive and highly sought-after location on the edge of Mullion, with just a handful of properties and a delightful walk that leads down to the stunning Polurrian Beach in less than 0.5 mile. Mullion is a large village on the southwest coast of the Lizard Peninsula, with excellent amenities, convenience stores, independent shops and cafes, a choice of pubs, junior school, cricket team, nearby golf club and much more.

Famous for its natural scenery and mild climate, the surrounding dramatic coastline is spectacular including the likes of Mullion Cove, the well-known turquoise waters of Kynance Cove, Church Cove and Porthleven beyond. This offers so much for wildlife enthusiast, walkers, surfers, foodies and thriving village life. Nearby Helston (5 miles) in the main local town with large shops, supermarkets and transport links. Mainline railway links are 18 miles away and Newquay Airport approximately 30 miles away, making London easily accessible for those still needing the occasional commute.

Postcode region: TR12

### General

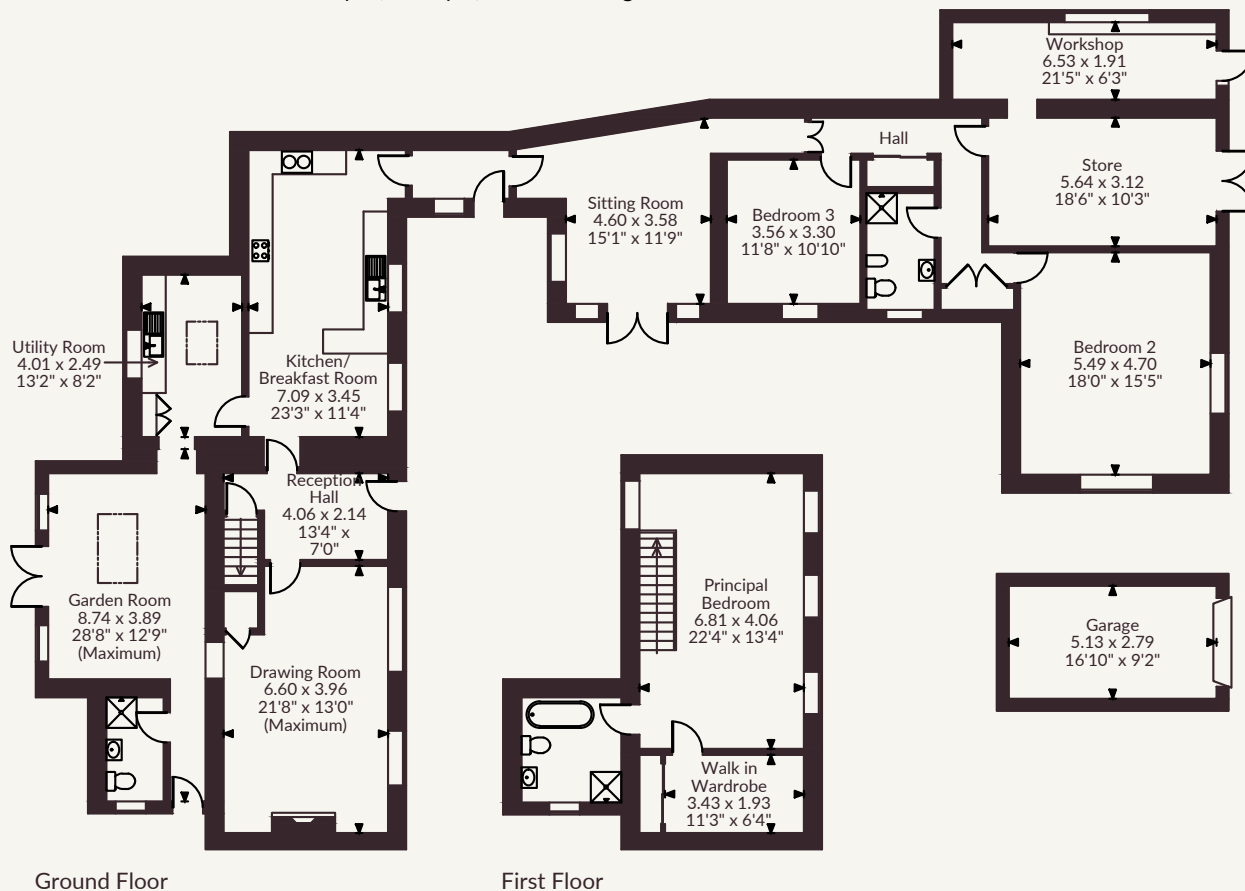
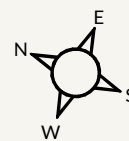
Local Authority: Cornwall Council  
Services: Connected to mains water, drainage and electric with oil fired central heating.  
Council Tax: Band F  
EPC Rating: F  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**2,994 sq ft (278 sq m)**  
**Spacious and versatile home**  
**Beautiful grounds of over 2 acres**  
**Moments from the beach and village**  
**Private and tranquil setting**  
**Freehold | Coastal Village**

**Guide price £1,150,000**



Mulberry Cottage Laflouder Lane, Mullion, Cornwall,  
Main House internal area 2,994 sq ft (278 sq m) Includes Garage



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