Mulberry Cottage, Laflouder Lane, Mullion

Strutt & Parker

Land and property. Since 1885.

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.

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 £1,050,000

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.

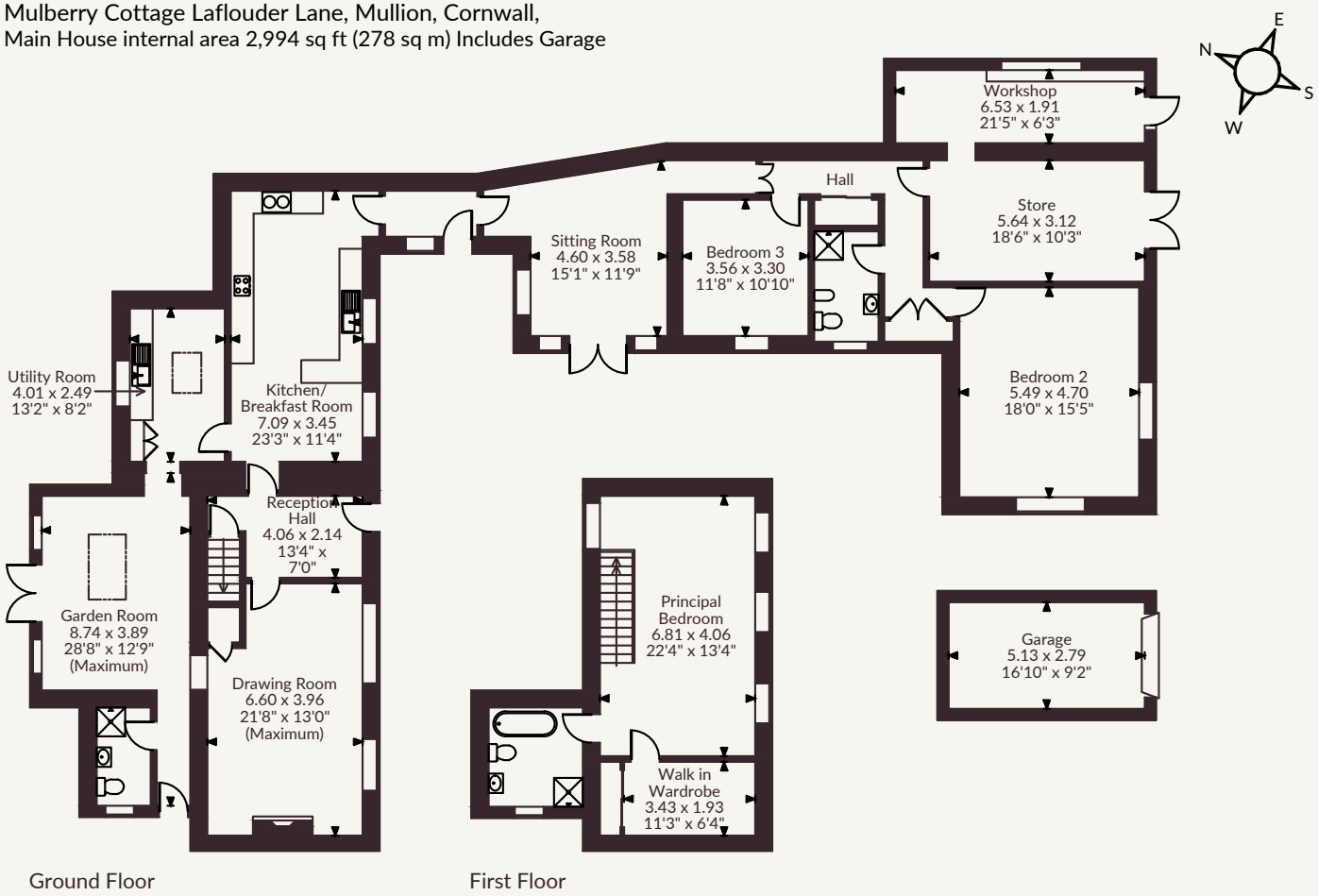
Location
Laflouder Lane is an exclusive and highly sought-after location on the edge of Mullion, with just a handful of properties and a delightful walk that leads down to the stunning Polurrian Beach in less than 0.5 mile. Mullion is a large village on the southwest coast of the Lizard Peninsula, with 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/

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



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8683738/SS

Strutt & Parker Cornwall
24 Southernhay West, Exeter, EX1 1PR
01872 301 664 | Cornwall@struttandparker.com

MIX
Paper | Supporting responsible forestry
FSC™ C209466
@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken May 2026. Particulars prepared May 2026.

Strutt & Parker
Land and property. Since 1885.