

Laflouder Fields

Mullion, Helston, Cornwall, TR12 7EJ

Guide Price £475,000

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Description

Bradleys Helston are delighted to present this beautifully maintained three-bedroom detached bungalow, situated at the end of a peaceful cul-de-sac. The property benefits from ample parking, a garage and spacious front and rear gardens. Call now to arrange your viewing on 01326 564321.

Laflouder Fields is an exceptionally well-presented property which the current owners have extensively modernised throughout their six years of ownership. The home boasts a contemporary feel, featuring UPVC double glazing, upgraded oak doors, wooden laminate flooring, carpets, a new boiler and electrics. The accommodation comprises three bedrooms, lounge, kitchen/diner, utility room, bathroom, additional WC and garage. Externally, the property's position provides a wonderfully private and tucked-away setting. The lounge features a modern wood burner, perfect for cosy evenings in. To the front, there is a private garden and a large driveway, whilst the rear garden offers paved seating areas and high hedging, creating an excellent degree of privacy. A viewing is highly recommended to fully appreciate this beautiful property.

Location

The property is situated in the highly sought-after Laflouder Fields, just a short walk from the centre of Mullion, a charming village on the Lizard Peninsula. Mullion offers a range of amenities, including shops, a doctor's surgery, pubs, and restaurants, ensuring convenient access for residents. The village also provides primary, junior, and secondary schools. With its proximity to both coastal and countryside trails, residents can enjoy scenic walks. Additionally, Mullion is easily accessible to Helston, renowned for its annual Flora Day festivities, offering further extensive facilities.





Directions

what3words ///hampers.home.doubts

Material Information

- EPC Rating: D
- Tenure: Freehold
- Council Tax: D
- Local Authority: Cornwall Council
- Services: Mains Electric, Water, Drainage.
- Heating: Oil fired Heating. Wood Burning Stove
- Garage and Generous Private Parking



Laflouder Fields, Mullion, Helston, TR12

Approximate Area = 942 sq ft / 87.5 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 1099 sq ft / 102 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bradleys. REF: 1537938

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IMPORTANT PLEASE READ: These sales details are a guide only and all plans and measurements are approximate. We recommend a thorough viewing of the property before making an offer. If there is any feature about a property that is important to you, please make an enquiry with our local branch before committing to a buying decision. These sales details do not constitute a contract of sale. Bradleys E. A are obliged by law to carry out AML due diligence with any buyer prior to instructing a sale and there will be a charge to the buyer(s) for this. No apparatus, fixtures/fittings or services have been tested, and these details do not constitute a survey or otherwise.