

STAGS

Ridgeback Lodge

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Mullion, Helston, Cornwall, TR12 7DH

A substantial and highly versatile seven-bedroom detached residence, complemented by a superb, fully self-contained one-bedroom annexe

- Substantial Property
- Annexe
- Gardens
- Over 3000sq Feet
- Freehold
- Flexible accomodation
- Parking
- Edge of Village location
- Works Required
- Council Tax Band E

Offers Over £450,000

SITUATION

Mullion is the largest and one of the most vibrant villages on the picturesque Lizard Peninsula. Renowned for its welcoming community atmosphere and strong coastal character, the village truly comes to life during the summer months, when both residents and visitors enjoy its excellent selection of independent shops, traditional inns, cafés, and inviting restaurants. Despite its idyllic coastal setting, Mullion remains exceptionally well served, offering both primary and secondary schooling together with a highly regarded 18-hole golf course enjoying spectacular sea views across the Cornish coastline.

Just over a mile from the village lies the charming Mullion Cove, a historic harbour sheltered by impressive twin sea walls that protect it from the waters of Mounts Bay. Steeped in maritime heritage and natural beauty, the cove is a popular destination for sailing, coastal walks, and enjoying the dramatic scenery for which the area is famed.

Nearby, Poldhu Cove offers a beautiful expanse of sandy beach, ideal for families, swimming, and watersports, while Polurrian Cove is another much-loved local destination, popular with surfers, walkers, and nature enthusiasts alike. Scenic stretches of the South West Coast Path connect these stunning coves, providing breathtaking walking routes along one of the country's most dramatic coastlines.

The wider Lizard Peninsula is designated as an Area of Outstanding Natural Beauty, celebrated for its rugged cliffs, hidden beaches, rolling countryside, and picturesque fishing villages. Among these is the charming harbour village of Cadgwith, a traditional working fishing cove renowned for its character, local seafood, and enduring Cornish heritage.







THE PROPERTY

Ridgeback is a substantial and highly versatile seven-bedroom detached residence, complemented by a superb fully self-contained one-bedroom annexe. Extending to in excess of 3,000 sq ft, this impressive property offers flexible and adaptable accommodation ideally suited to a wide range of lifestyles and family requirements.

The principal house itself offers spacious and well-balanced accommodation throughout, with an abundance of natural light creating a welcoming and airy atmosphere. The generous layout includes a selection of versatile reception rooms, providing ideal spaces for both formal entertaining and relaxed family living. A well-proportioned kitchen sits at the heart of the home, offering the much sought-after live-in kitchen.

Across the property are seven comfortable and flexible bedrooms, allowing ample space for larger families, visiting guests, or dedicated home working areas. The accommodation is arranged in a manner that can easily adapt to changing family needs, making the property an excellent long-term home.

Having been partially redecorated, the property already benefits from a number of improvements, while still presenting an exciting opportunity for purchasers to complete the remaining works and personalise the home to their own specification. This balance of space, flexibility, and potential is rarely available, and all remaining works have been thoughtfully reflected within the asking price.

Overall, Ridgeback represents a rare opportunity to acquire a substantial family residence with significant versatility, outstanding potential, and the added benefit of a self-contained annexe, all within an impressive and adaptable living environment.

THE ANNEXE

The annexe has been thoughtfully designed to provide comfortable and fully self-contained accommodation, complete with its own private entrance for added independence and privacy. The accommodation comprises a well-proportioned bedroom, a welcoming living area, kitchen facilities, and a shower room, creating a practical and versatile living space ideally suited to a variety of uses. Whether utilised for multi-generational living, guest accommodation, independent living for a relative, or home office suite, the annexe offers exceptional flexibility. Importantly, while it enjoys a strong sense of privacy and autonomy, it remains conveniently connected to the main residence, allowing it to integrate seamlessly into the overall functionality of the home.

OUTSIDE

Externally, the property enjoys an enclosed garden offering excellent privacy and a wonderful opportunity for landscaping and personalisation. To the rear of the property, private off-road parking provides both practicality and convenience, ensuring ample space for residents and visitors alike. The combination of generous accommodation, flexible outdoor space, and useful parking further enhances the appeal of this substantial family home.

AGENTS NOTE

Some renovations are currently in progress, and the price reflects the work needed to be completed.

SERVICES

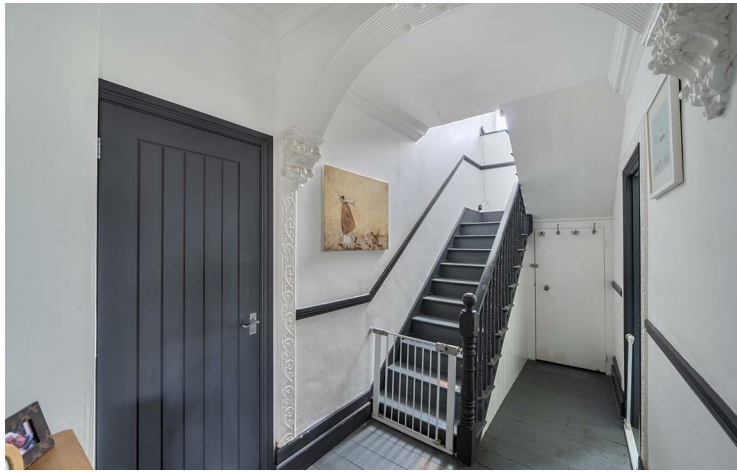
Mains Water, Electricity and Drainage.

VIEWINGS

Strictly and only by prior appointment with Stags West Cornwall on 01736 223222



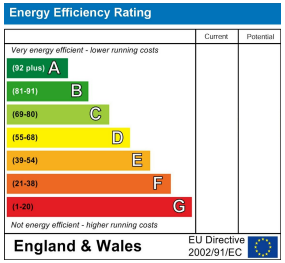




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