



Trerhose

Mullion

SHORE
PARTNERSHIP





Trerhose, Mullion, Helston TR12 7EX

Enjoying an enviable position between Mullion village and the dramatic coastline of Mullion Cove, this versatile detached residence captures the essence of coastal living on The Lizard. With panoramic coastal views and a peaceful setting moments from scenic footpaths leading to the cove, Trerhose offers a rare blend of seclusion and accessibility. Formerly a bespoke BnB, the generous and adaptable accommodation includes a superb master suite that commands breathtaking views over the cove — a perfect vantage point to take in the seascape.



The Location

Situated above the picturesque harbour of Mullion Cove, Trerhose enjoys a privileged position within one of Cornwall's most dramatic coastal settings. Surrounded by rugged cliffs, sandy coves and far-reaching sea views, this peaceful retreat offers a genuine sense of seclusion while remaining just moments from the heart of the village.

Mullion provides an authentic Cornish village experience, with its collection of independent shops, schooling, welcoming cafés, traditional pubs and family atmosphere. For those drawn to the outdoors, the South West Coast Path lies within easy reach, presenting endless opportunities for exploration along one of the most captivating stretches of coastline in the region.

Further amenities can be found in nearby Helston, while the maritime town of Falmouth, the cultural hub of Truro, and the historic port of Penzance are all comfortably accessible, offering a seamless balance between coastal living and day-to-day practicality.



The Property

- Originally an Edwardian 'gentleman's residence'
- Wonderful views towards Mullion Cove
- Easy access to the footpaths leading down to the beach
- Peaceful and private location
- Designed to maximise the spectacular setting and panoramic views
- Period features include attractive woodburners, picture rails and joinery
- Sitting room with woodburner and mesmerising sea views
- Snug with woodburner and sea views
- Conservatory with fine views over the gardens, surrounding countryside and coast
- Triple aspect kitchen/breakfast room
- Utility room / pantry
- Magnificent master bedroom with coastal views and en suite shower room
- Study/bedroom 5 with adjacent bathroom and WC
- Three double bedrooms within the first floor, two of which have en suite shower rooms
- Family bathroom

The Gardens, Garage and Parking

- Long private driveway leading to ample parking
- Double garage with two attached stores
- Large wraparound lawn on the south and west sides
- West-facing patio, perfect for al fresco dining and providing stunning sea views through the valley

- East-facing patio to the front enjoying morning sun
- Level and expansive hedge-bordered garden, perfect for family activities
- Two gates for direct access to the coastal footpath, with the beach just a short walk away
- Variety of mature trees providing privacy
- Approximately 1.75 acres in total

Tenure, services and material information

Freehold. Mains electricity and water. Private drainage. Oil-fired central heating.

Council Tax: band E

Broadband: Fibre to Cabinet (source: <https://www.openreach.com/broadband-network/fibre-availability>)

What3Words

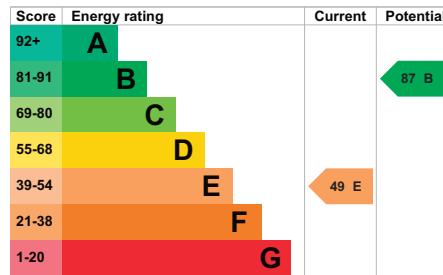
/// respect.woodstove.underway

Distances

Mullion – 850 yards; Mullion Cove – 1000 yards; Poldhu Cove - 1.5; Cadgwith - 5.5; Kynance Cove - 7; Helston - 8; Helford River Sailing Club - 9.5; Porthleven - 10; Penzance – 22; Truro - 24.5; Cornwall Airport (Newquay) – 44.5

(All distances are approximate and in miles)





Trerhose, Mullion, Helston, TR12 7EX

Main House = 2349 sq ft / 218.2 sq m

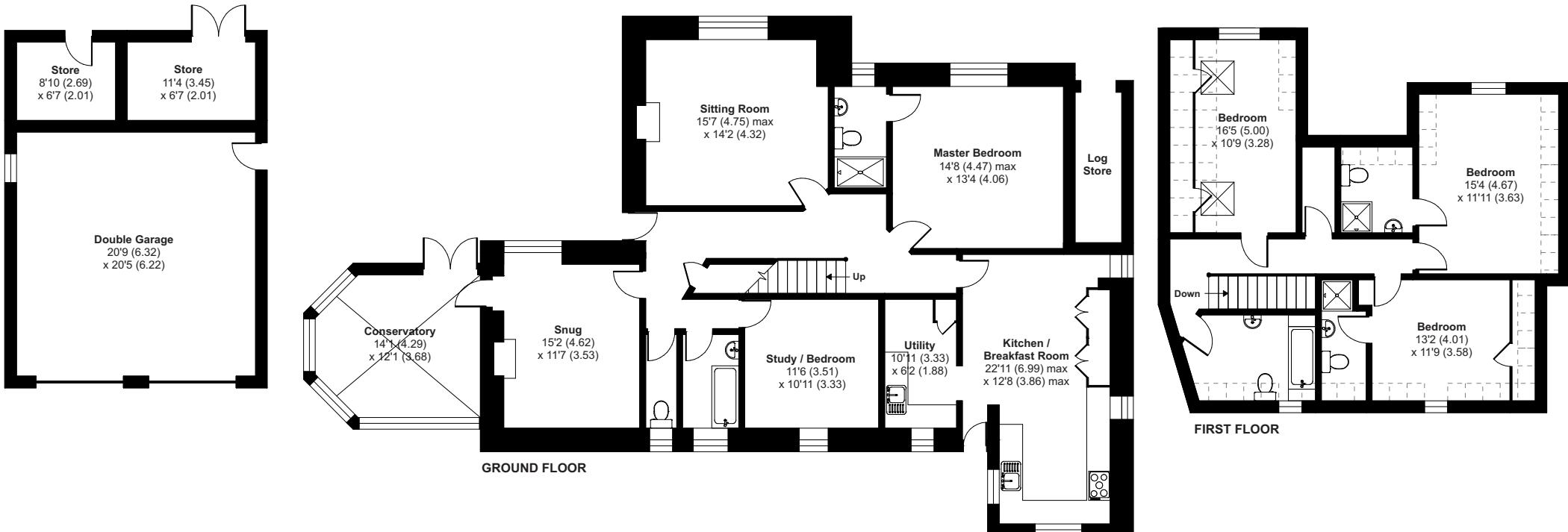
Total = 3099 sq ft / 287.9 sq m (includes garage & outbuildings)

Limited Use Area(s) = 166 sq ft / 15.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Shore Partnership Limited. REF: 1365097

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



WORLD
LAND
TRUST™

www.carbonbalancedprinter.com
Registration No. CBP2277

This brochure was produced and printed by BJ Press Ltd, a Carbon Balanced Printer registered with the World Land Trust.



Ben Standen
Consultant



Ben Davies
Director



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

