



# Trerhose

Mullion













## 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)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

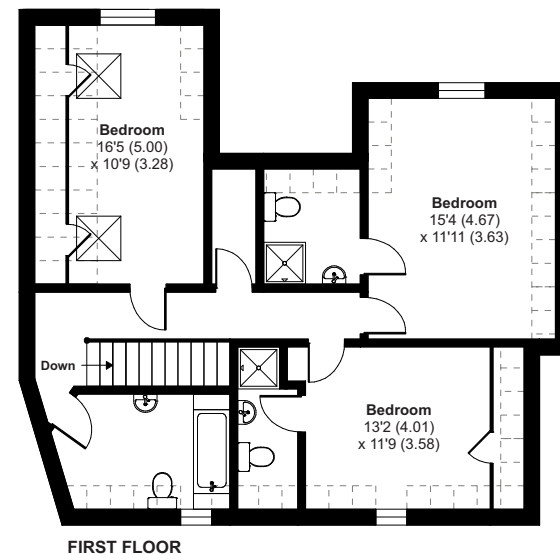
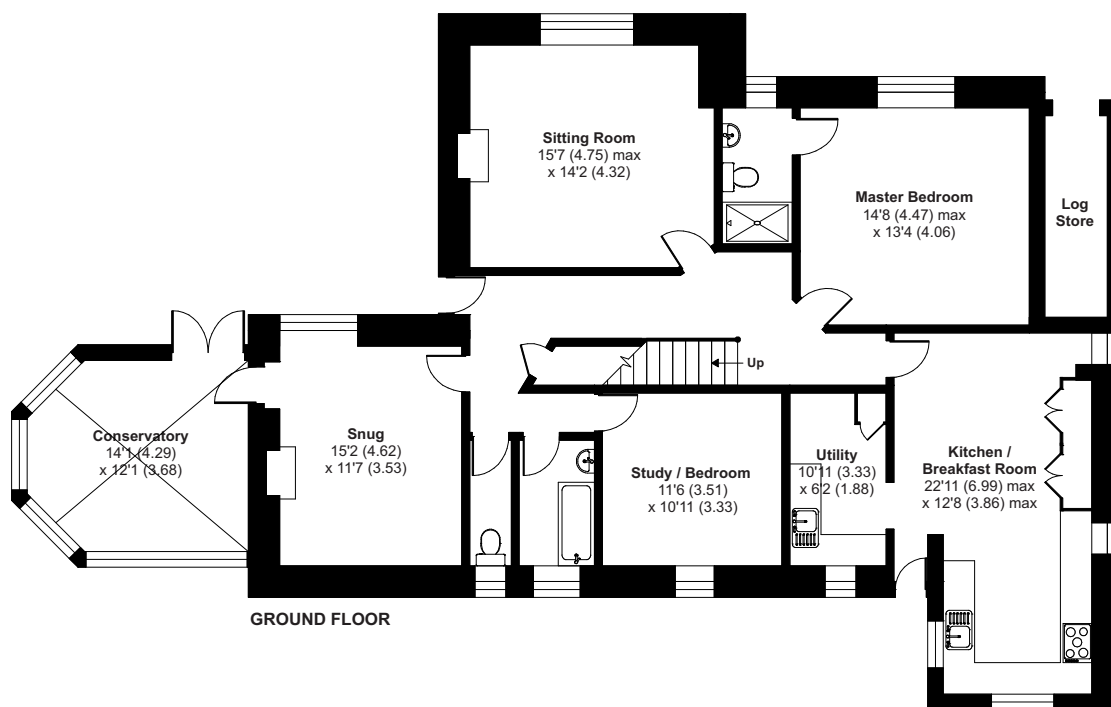
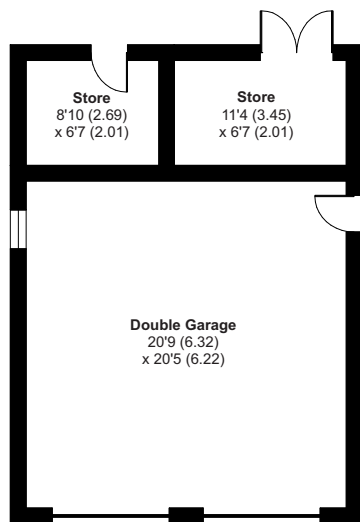


# Trerhose, Mullion, Helston, TR12 7EX

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). © nchecon 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.

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