



CHRIS & ROWE



Carag Luz  
Polurrian Cliffs  
Mullion  
Cornwall  
TR12 7EW

- Far reaching panoramic sea views
- Generous accommodation throughout
- Spacious sitting room with wonderful view
- Magnificent dining room with vaulted ceiling
- Sun Room with superb views
- Attractive study
- Master bedroom en suite with sea vistas
- Guest bedroom en suite
- Three further bedrooms, 2 en suite
- Loft room with en suite
- Detached double garage and store
- Gardens of about 0.5 acre
- EPC G
- Council Tax Band G



ROHRS & ROWE





A WONDERFULLY SPACIOUS 5 BEDROOM COASTAL RESIDENCE WITH EXCEPTIONAL PANORAMIC SEA VIEWS,  
SET IN GENEROUS WELL PLANTED GARDENS







## PROPERTY

Carag Luz is a stunning residence set in a commanding, elevated position, offering exceptional views over the coastline towards Mounts Bay.

The accommodation throughout is spacious, with all the main reception rooms benefiting from the spectacular outlook. The kitchen is thoughtfully designed, featuring a central island and ample space for an enthusiastic chef. Opposite, the dining room is impressive, with a high vaulted ceiling and a wonderful view.

A generous sitting room opens into the sunroom, which boasts the most magnificent outlook in the house, along with direct access to the front terrace and the garden beyond. For those wishing to work from home, there is a well-sized study, again with sea vistas. The generous master bedroom suite also enjoys a superb outlook. In addition, there are four further bedrooms, three of which benefit from en-suite facilities, as well as a loft room.

The gardens are expansive, extending to approximately half an acre, and are beautifully laid out, featuring a lovely lawn area at the front with extensively planted borders and exceptional views. To the rear, there is a spacious double garage and an additional extensive lawn area.



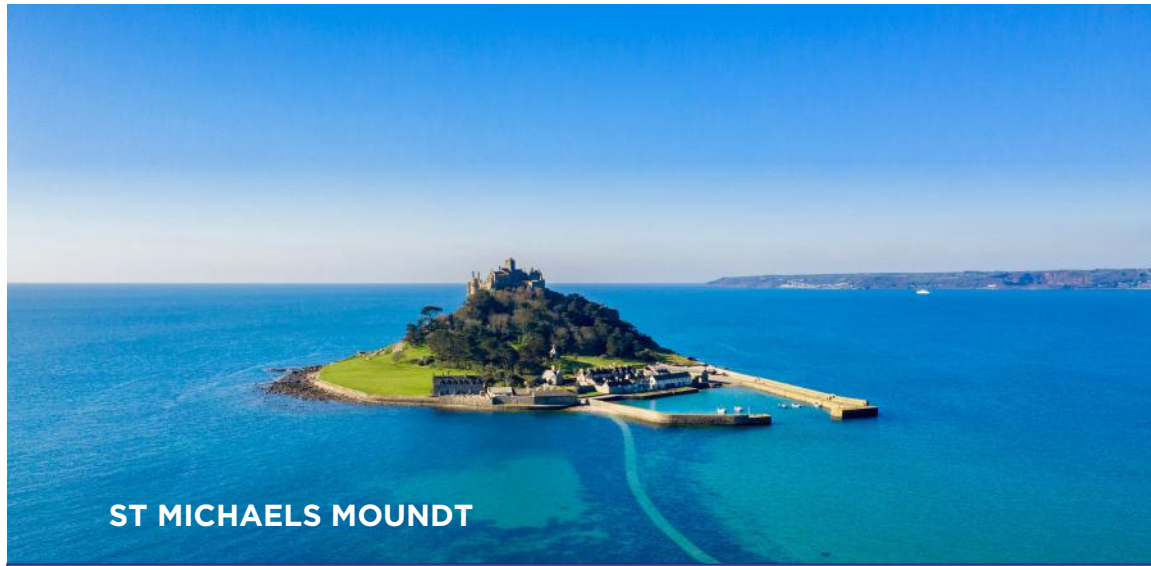












**ST MICHAELS MOUNDT**



**ST IVES**



**CHURCH COVE**



**KYANCE COVE**

**LOCATION**

Carag Luz is idyllically nestled within an Area of Outstanding Natural Beauty and overlooking the beautiful coastline of Poldhu and towards Mounts Bay in the distance. The property enjoys access to the South West Coast Path, a gateway to some of Cornwall's most celebrated scenery. Mullion is an attractive village that offers a range of shops as well as a well regarded School. The Polurrian Hotel also is a popular venue for good food and refreshing drinks.

Nearby beaches, including Polurrian and Poldhu, offer excellent conditions for surfing and family activities. Further afield, the serene Helford River provides idyllic sailing waters and charming waterside villages, while the historic town of Helston offers an array of amenities and services just 20 minutes away.

**DISTANCES**

- Mullion School: 0.3 Miles • Poldhu Cove: 1.5 Miles • Mullion Cove: 1.5 Miles • Mullion Golf Club: 2 Miles • Lizard Point: 5 Miles • Kynance Cove: 5.5 Miles • Helston: 7 Miles • Helford Sailing Club: 9.5 Miles • Porthleven: 10 Miles • Coverack: 10 Miles • Falmouth: 16 Miles • St Ives: 24 Miles • Truro: 24 Miles











# Polurrian Cliffs, Mullion, Helston, TR12 7EW

Approximate Area = 3222 sq ft / 299.3 sq m (includes sun room)

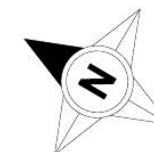
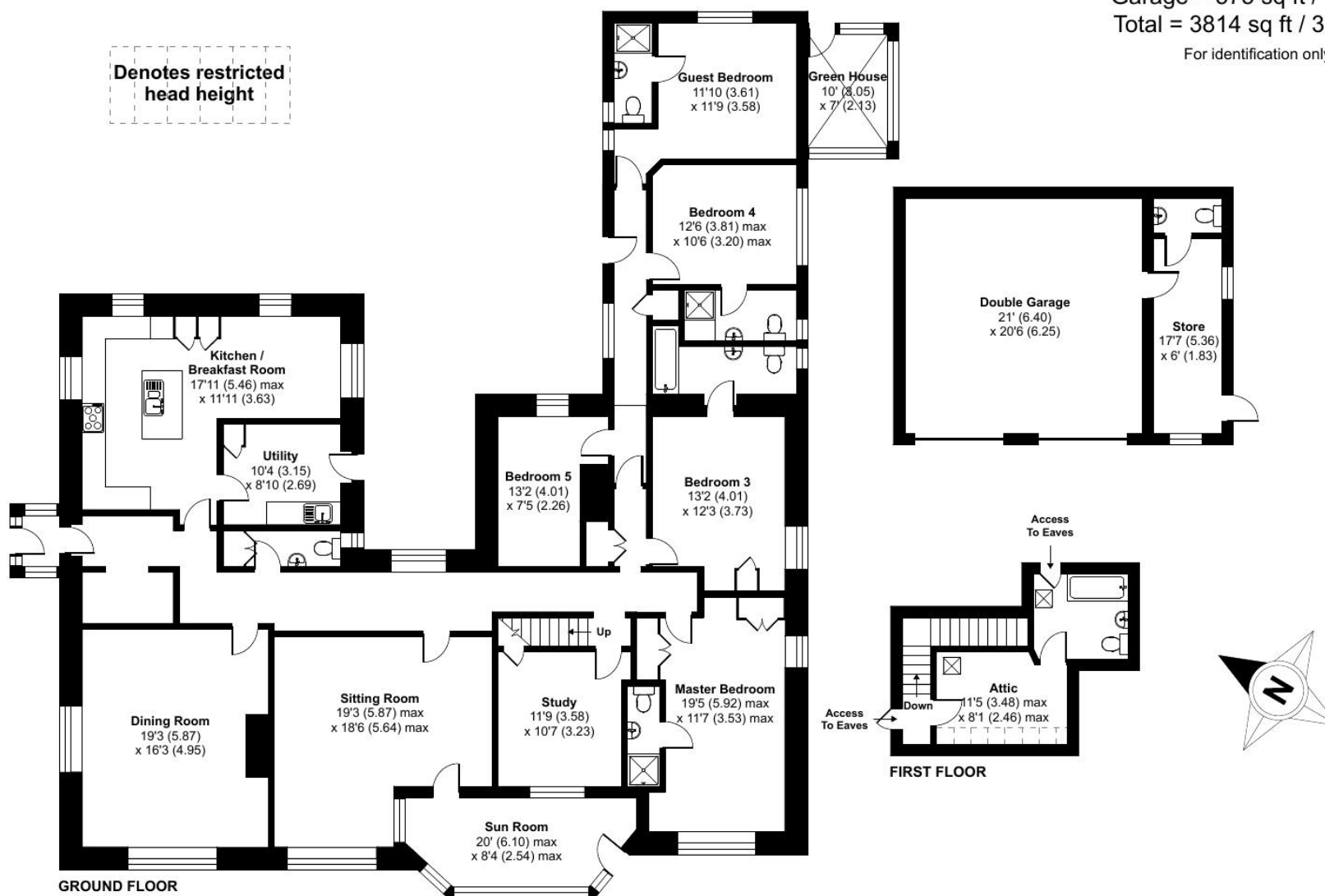
Limited Use Area(s) = 17 sq ft / 1.6 sq m

Garage = 575 sq ft / 53.4 sq m

Total = 3814 sq ft / 354.3 sq m

For identification only - Not to scale

Denotes restricted head height







**Services:** Mains water, electricity & gas. Oil fired central heating. Private drainage.

**Directions:** What3words: tolerates.scoots.dabbled

IMPORTANT NOTICE: Rohrs & Rowe, their clients and any joint agents give notice that 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 of the client or otherwise. Rohrs & Rowe 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 statement or representation of fact. All areas, measurement or distance are approximate. The descriptive text, photographs and plans are all for guidance only and are not in any way comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Rohrs & Rowe, their clients and any joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. Any items, equipment or fixtures and fittings shown may not necessarily be included within the sale.



**ROHRS & ROWE**

**TELEPHONE** 01872 306 360

**EMAIL** [Info@RohrsAndRowe.co.uk](mailto:Info@RohrsAndRowe.co.uk)

**WEBSITE** [www.RohrsAndRowe.co.uk](http://www.RohrsAndRowe.co.uk)

