



Ridgeback Lodge







Ridgeback Lodge Nansmellyon

Mullion, Helston, Cornwall, TR12 7DH

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

- Online Auction - End date Tuesday 25th August 2026 at 4.30pm.
- Flexible accommodation
- Annexe
- Parking
- Gardens
- Edge of Village location
- Over 3000sq Feet
- Works Required
- Freehold
- Council Tax Band E

Auction Guide £395,000

Stags West Cornwall

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METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Tuesday 25th August 2026 at 4.30pm.

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

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

DIRECTIONS

From the A3083 at Penale, continue onto the village one way system. As you pass the village Shop on your right-hand side, continue to the junction. Take the left and continue until you see the cricket club. Ridgeback is evident on your right-hand side.

What2words [///desire.winemaker.gladiator](#)

PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS AND ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction.

Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.)

Additional Administration Fee - £1,200 inc VAT.

DEPOSIT

Where stated on the property listing, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo Proptech online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

Joe Carlyon - Randle Thomas LLP

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COMPLETION

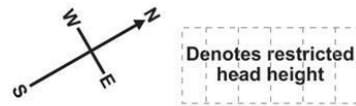
The completion date will be as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION GUIDE AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



Approximate Area = 2958 sq ft / 274.8 sq m
Limited Use Area(s) = 84 sq ft / 7.8 sq m
Total = 3042 sq ft / 282.6 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). © nchecom 2026. Produced for Stags. REF: 1459281



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



