



Lenith Comfort Road, Mylor Bridge

Guide Price £850,000



Heather & Lay
The local property experts

Lenith, Comfort Road

Mylor Bridge, Falmouth

- Superb detached family house built in 1975
- Much sought-after creekside village & community
- Glorious South facing position & third of an acre garden
- 4 Double bedrooms, main en suite
- Separate sitting & dining rooms
- Kitchen/breakfast room & conservatory
- Study/bedroom 5 downstairs
- Double garage & parking space

THE PROPERTY

This is an extraordinary chance to secure a substantial family home with valuable, appealing features set in a large garden within this most sought-after of creekside villages. Lenith was constructed in 1975 by a respected local builder and has remained in the same family occupation since. It has been a much loved home from where a family was raised and the house and its garden have evolved beautifully over these nearly 50 years. Lenith's impressive list of attributes are hard to match and find, with its spacious four bedroom accommodation, with main en suite. There are three bath/shower rooms in all as well as generous 'living' space comprising separate sitting and dining rooms, a fantastic conservatory and a downstairs study/bedroom five. Lovely that all main rooms face South, overlooking the garden and valley towards the Enys Estate. The garden lies predominantly to this Southern side, with easy flow from the house to a huge terrace, down to the delightfully established, richly stocked main and orchard gardens. Wide posts and gates lead from Comfort Road to a tarmac driveway and the double garage, setting Lenith nicely back from the road.



Lenith Comfort Road

THE LOCATION

Lenith occupies a blissful garden on the Southern side of Comfort Road, set in a large plot overlooking the valley, to countryside and woods where deer are often seen in the distance. The house is a relatively level 5-minute walk to the village centre, and just a few minutes' more to reach Mylor Quay and creek. Mylor has an active, friendly community and excellent facilities that include the Lemon Arms Pub, a well stocked village store, a highly regarded primary school, pre-school and playgroups. There are Doctor and Dentist surgeries, a Post Office and Newsagent, Hairdressers, award winning Butcher's shop plus a Fishmonger. The Village Hall has an extensive programme that includes exhibitions, a history group, keep-fit classes and monthly cinema showings. There are also several local clubs, tennis courts, a bowling green, playing fields, plus a regular bus service running to Falmouth and Truro. Small wonder that the Sunday Times has named Mylor Bridge as 'One of the Best Places to Live' and that it is one of the most desirable villages around. The village is located approximately 4 miles from the harbour town of Falmouth and 8 miles from the Cathedral City of Truro both of which have good schools, excellent shops, business and recreational facilities. Mylor Creek is a tributary of the River Fal, leading into the Carrick Roads with access to some of the best day sailing waters in the country. There are a number of yacht clubs nearby including those at Restronguet, Mylor, Flushing and several in Falmouth. Mylor Harbour, just a short distance away, has remarkable facilities including a Marina with pontoon and swinging moorings, chandlers, marine services plus restaurants and a general store/café.





ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Covered portico to white UPVC wooden panel effect front door with obscure double glazed panes and side pane into.....

MAIN ENTRANCE

Tile floor, coat hooks. Internal door to garage. Obscure glazed door to.....

HALLWAY

Staircase to first floor. Under stair cupboard. White panel door to study/bedroom 5. Down two gentle steps, panel doors to lounge, sliding door to shower room/WC, obscure multipane doors to dining room and kitchen (through to conservatory).

LOUNGE

18' 0" x 12' 2" (5.49m x 3.71m)

A fine room with full width protruding box bay window for glorious views South, overlooking the terrace and garden, across the valley to wooded countryside beyond. Open fireplace with arched stone surround and hearth, continuing into the arched side recesses with built-in wooden shelves and mantle. Wall and pendant lights. Radiator.

DINING ROOM

11' 2" x 10' 0" (3.40m x 3.05m)

Wide UPVC double glazed French doors looking South and accessing the terrace and garden and with those lovely valley views. Radiator.

STUDY/BEDROOM FIVE

10' 8" (3.25m) reducing to 8' 4" (2.54m) x 9' (2.74m). 11' (3.35m) high spotlight ceiling at its apex. So useful to have a ground floor, level access bedroom on occasions. Velux double glazed roof window and UPVC double glazed window to front. Built-in louvre door shelved corner cupboard. Bookshelves. Radiator.

SHOWER ROOM/WC

Fully floor and wall tiled with porthole window to the rear. White three piece suite comprising dual flush WC, circular hand basin with cupboard beneath and walk-in shower cubicle. Oval mirror, shaver point and light. Extractor.





KITCHEN/BREAKFAST ROOM

19' 9" x 7' 10" (6.02m x 2.39m)

Again, uplifting South and East facing views over the terrace, garden and valley, towards wooded countryside at Enys. A fitted cream panel effect range of base and eye level cupboards, drawers and glazed cabinets. Roll top work surfaces with inset one and a half bowl stainless steel sink and drainer with mixer tap. Integrated appliances include a 'NEFF' dishwasher, 'AEG' under counter, fridge and freezer, 'Stoves' three oven Range cooker with seven gas elements and warming oven. Extraction hood. Ceramic tile floor and tiling to part wall. Space for a table and chairs. Ceiling spotlights. Radiator. A wide archway into the second entrance and hallway with white UPVC wooden panel effect door with obscure double glazed panes and side pane out to the front. Wide painted wooden and multipane French doors into the conservatory. White panel door to.....

UTILITY ROOM

5' 10" x 4' 6" (1.78m x 1.37m)

High level UPVC double glazed window. Worktops with stainless steel sink and drainer with mixer tap. Space and plumbing beneath for washing machine. Shelving. 'Grant' oil fired boiler fuelling radiator central heating and hot water supply. Loft access.

CONSERVATORY

14' 9" x 12' 3" (4.50m x 3.73m)

A delightful triple aspect UPVC double glazed room with cavity block base walls and a polycarbonate pitched roof. From here delightful views over the garden, the valley and countryside towards the Enys Estate land and woods. Wide UPVC double glazed French doors out to the terrace and garden. Shelved recess. Radiator.

FIRST FLOOR Staircase to.....

LANDING

A spacious area with two UPVC double glazed windows to rear flooding light. Built-in shelved airing/storage cupboard housing the 'Gledhill' solar P.V. hot water tank. Access to loft. White panelled doors to four bedrooms and.....





FAMILY BATHROOM

8' 10" (2.69m) reducing to 6' 6" (1.98m) x 6' 6" (1.98m) Fully floor and wall tiled with obscure window to side. White three piece suite comprising dual flush WC, hand basin with cupboard beneath, large centre fill panel bath with electric shower and folding glass screen over. Chrome heated towel radiator. Spotlit ceiling. Radiator.

BEDROOM ONE

11' 2" x 10' 5" (3.40m x 3.18m)

First measurement to face of double panel door wardrobe/cupboard space with hanging rail and shelf. UPVC double glazed window to glorious South and East facing garden, valley and wooded countryside views. TV point. Panel door to.....

EN SUITE SHOWER ROOM

13' 0" x 4' 5" (3.96m x 1.35m)

Obscure UPVC double glazed window to side. White three piece suite comprising dual flush WC, large walk-in boiler fed, tiled shower cubicle. Hand basin with cupboards/drawers beneath. Floor and part wall tiling. Overlit mirror and cabinet. Ceiling spotlight. Radiator.

BEDROOM TWO

11' 2" x 10' 10" (3.40m x 3.30m)

First measurement to face of built-in wardrobe and cupboard space with inset chest of drawers. UPVC double glazed window to that lovely Southerly view across the garden to Enys Estate wooded countryside. Radiator.



BEDROOM THREE

10' 0" x 8' 10" (3.05m x 2.69m)

UPVC double glazed window South to view. Radiator.

BEDROOM FOUR

11' 8" x 8' 10" (3.56m x 2.69m)

Two UPVC double glazed windows to side and rear. Radiator.





OUTSIDE

Lenith has a particularly lovely garden and perfect orientation, where its South and valley facing rear garden is a very special place to be. In all, about a third of an acre, the gardens having been richly stocked, much loved and evolved over the last nearly 50 years.

FRONT A wide and useful 'pull in' off Comfort Road then to 10' plus wide posts and gates to the tarmac driveway to park several cars, leading to the double garage, all setting the house well away from the road. Beside the drive, an area of lawn, with borders of established shrubs providing colour, interest and privacy. Access to the main and kitchen entrances. Outside tap and lights. Clematis screened oil tank. A wide paved path and gate with rose arbour into the.....

MAIN GARDEN This expansive area arranged in three areas, is a delight, facing South to enjoy summer sunshine for much of the day whilst providing a lovely environment and glorious valley and wooded countryside views towards the Enys Estate. Immediately accessed from the house is the generous paved and part timber decked terraces spanning the length of Lenith and accessed from the conservatory and dining room, providing a large area with traditional lamp posts enclosed by a low wall softened by ivy, and a brilliant space on which to relax, entertain and enjoy. A gate and steps lead down to the lawn. From here, two joyful interconnecting gardens, each enclosed by mature shrubbery and small trees and alive with birdsong when visiting one May afternoon. There are some fine specimens including a magnolia tree, beech, holly and hawthorn and banks of pittosporum and camellia. The tractor shed is discretely screened set between the two gardens with natural arched pathway into the...

LOWER ORCHARD GARDEN Wonderfully peaceful, secluded and enclosed by a stone wall, timber fencing and a multitude of established shrubs including hydrangea and camellia. Various apple and pear trees, a healthy grape vine and cherry trees. Compost bins.



GARAGE 18' 5" x 16' 8" (5.61m x 5.08m) Electric remotely controlled roller door. Window to side. Shelving and workbench. RCD fuse box and electric meter. Pitch roof storage space. Power and light.

OPEN SHELTER 17' 8" x 9' 2" (5.38m x 2.79m) Set beside the house and terrace, a flexible space, perhaps on an inclement day to enjoy the outside and garden whilst undercover - perfect for potting or what have you. Polycarbonate roof, paved floor. Raised bed with Jasmine, roses and clematis. Water butts. Light.

TRACTOR SHED 13' 7" x 8' 9" (4.14m x 2.67m)

TWO TIMBER SHEDS Each 8' x 6' (2.44m x 1.83m) one adorned with a healthy grape vine.

ALUMINIUM GREENHOUSE 8' x 6' (2.44m x 1.83m)

AGENTS NOTE Solar PV panels on the roof provide hot water supply (in addition to the oil-fired central heating and hot water boiler).

Council Tax band: F

Tenure: Freehold

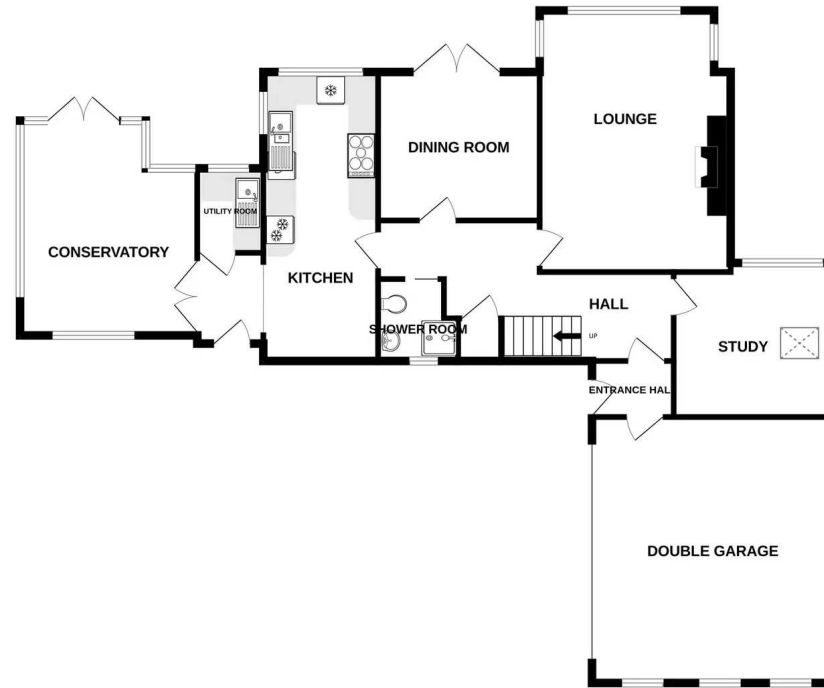
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Services: Mains electricity, water & drainage. Oil-fired central heating. Propane gas connection point (for cooker)

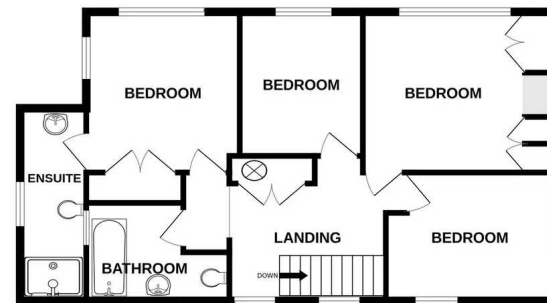


In accordance with the estate agency regulations (section 62) 1979 estate agency act (amendments 1992) declaration of personal interest. We hereby notify the vendor is related to a member of staff at Heather & Lay Estate Agents

GROUND FLOOR
1331 sq.ft. (123.6 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 2037 sq.ft. (189.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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