



The Garden House Salt Box Road, Mylor Bridge

Guide Price £760,000



Heather & Lay
The local property experts

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Mylor Bridge, Falmouth

THE LOCATION

The Garden House occupies a delightful spot on the southern side of Mylor Creek just a few minutes' walk away whilst the village centre is just five minutes on foot. 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.



- Quality detached house built in 1972
- Much sought-after village & community
- Glorious views & setting in landscaped South-facing garden
- Stylish, bright 4 bedroom accommodation (two with en suites)
- Spectacular open plan living space
- Ground floor annexe potential (with separate access)
- Meticulously presented & so comfortably equipped
- Gated driveway & ample parking space
- Moments from creekside & 5 minutes to village centre

THE PROPERTY

Aptly named 'The Garden House' is a memorable property that we have known of for many years. The house was built in 1972 close to Mylor creek on the southern side of the village, and has been 'fine-tuned' since by discerning owners, to create somewhere very special indeed. It is individual and non-estate, set in the most glorious, richly stocked and perfectly orientated landscaped garden where, with the high double gates closed, one is enclosed, screened and private. The outlook is described by the owners 'as the view of a thousand trees' where there are glimpses of the creek and rolling countryside beyond, toward the Roseland peninsula. The owners have loved living here and as gardeners and landscapers during working life, have left a very positive impression, both in and outside. The accommodation is flexible and stylish, mostly arranged 'bungalow like' on the first floor where there is fantastic open plan, but defined, living space that flows easily outside on to the 21' long covered balcony, the terrace and garden. On this floor are three bedrooms, the master en suite, plus a family bathroom. The everyday ground floor entrance, from the driveway, reveals a welcoming slate floored hallway, the utility room and additional or 'annexe' accommodation. This space gives such flexibility to incorporate into the house, or as is currently the case, a bedroom and sitting room plus adjacent shower room, that has worked beautifully as a lucrative 'B&B', with separate independent access. Standards at The Garden House are high, all is flawlessly presented, of real quality and very well equipped. There is a rare and desirable combination of features here, likely to impress the most discerning of buyers. Highly recommended.





ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) From the driveway and slate floored covered entrance through a UPVC double glazed door and two UPVC double glazed fixed panels into.....

HALLWAY 19' (5.79m) x 7' (2.13m) increasing to 9' 6" (2.9m) A bright, welcoming area with light flooding through three large UPVC double glazed fixed pane windows facing South Southwest with slate tile floor. Solid oak turning stairs to first floor. Under stair recess. Two radiators. Painted wood panelled ceiling. Central heating thermostatic control. Semi-circular wall lights. Built-in shelved cupboards. Hatch to extensive, lit, cellar/undercroft area perfect for storage space and accessing services. Door to utility/boiler room. Large walk-in, lit and shelved under stair cupboard. Door to....

UTILITY/BOILER ROOM 8' 8" x 3' 10" (2.64m x 1.17m) Porcelain sink with mixer tap and cupboard beneath. Radiator. Shelving. Space and plumbing for washing machine and tumble dryer above. 'Worcester Heatslave 20/25' oil-fired boiler fuelling radiator central heating and hot water supply. Door to second cellar/undercroft for additional storage space and access to underfloor services.

ANNEXE

ENTRANCE HALLWAY Shuttered window. Slate tile floor. Semi-circular wall lights. Panelled door to shower room/WC and sitting/dining room, (through to bedroom).

SITTING ROOM 12' 3" x 10' 3" (3.73m x 3.12m) UPVC double glazed French doors and side screen to the garden, this giving independent access. Radiator. Ceiling spotlights. Built-in cupboard housing electric tripping switches. Door to.....

BEDROOM FOUR 9' 10" x 8' 9" (3.00m x 2.67m) UPVC double glazed window. Built-in wardrobe and cupboard space. Shelves, recess for chest of drawers. Radiator.

SHOWER ROOM

Continuation of hall slate tile floor and with full white ceramic wall tiling. UPVC double glazed window with blind. Three piece white suite comprising dual flush WC, stylish hand basin with monobloc tap. Walk-in cubicle with electric shower and glass screen.

FIRST FLOOR

Solid oak staircase and handrail. Carpet runner rising to...

HALLWAY

Amtico quality oak flooring, extending through to the kitchen and inner hallway. A wonderful open plan, light and bright space with windows all around, accessing the kitchen, inner hallway and leading open plan into the...

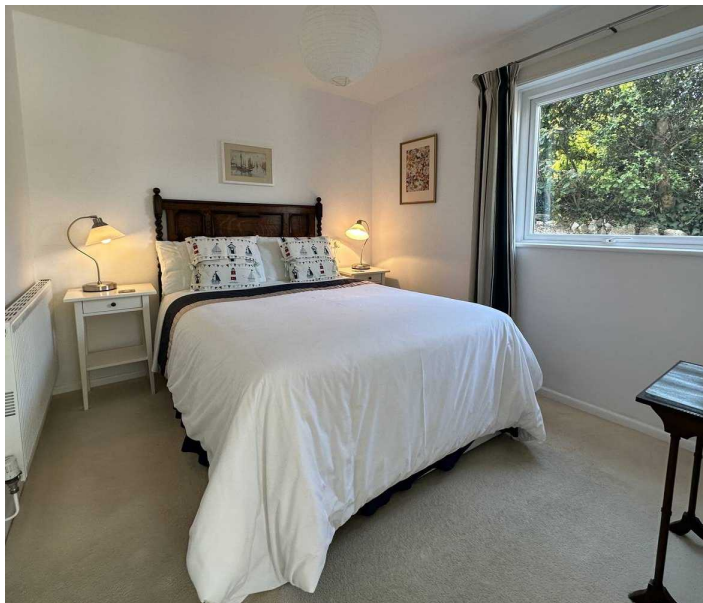
SITTING/DINING ROOM 20' 10" x 11' 5" (6.35m x 3.48m)

Quality plain carpeted and with lovely views to two aspects: to the South and East overlooking the garden towards Mylor Creek, shoreline and rolling countryside and beyond towards The Roseland Peninsula, via a large tilt and turn fully opening UPVC double glazed window out to a protective glass screen. To the South and West, wide UPVC double glazed sliding patio doors leading onto the covered balcony, terrace and garden. Both windows providing the "view of 1,000 trees" as the owner puts it. Within the room is an inset open fireplace with slate hearth and ash fall to a collector on the ground floor requiring very little maintenance. Wide opening from the dining area through to the



KITCHEN 10' 8" x 10' 2" (3.25m x 3.10m)

UPVC double glazed window with elevated view toward the creek and rolling countryside beyond. 'Beech' fitted cupboards and drawers at base and eye level with roll top work surfaces and inset stainless steel sink and drainer with mixer tap. Quality 'Britannia' stainless steel Range cooker with dual ovens and halogen hobs. 'Britannia' stainless steel extraction hood. Integrated 'Hotpoint' dishwasher and an 'AEG' integrated fridge/freezer. Ceramic tiling to part wall. Amtico oak floor covering and painted, spotlit panelled ceiling. Peninsula worktop. Discreet under cupboard lighting.









COVERED BALCONY 21' 4" x 4' 8" (6.50m x 1.42m)

A wonderful area with stainless steel and glass screen. Lit and covered pine panelling and with treated timber floor, accessible via patio doors from the sitting/dining room. The glass and stainless steel screen continues to the paved terrace to give partial wind shelter.

INNER HALLWAY

Carndene floor covering, lobby area. Radiator. Access to loft space. Semi-circular wall lights. Painted panelled doors to three bedrooms and..

BATHROOM 11' 2" x 6' 0" (3.40m x 1.83m)

Two UPVC double glazed windows to rear with lush, elevated and rolling countryside view. White three piece suite comprising dual flush WC, wash basin and tile panelled bath with shower mixer, glass screen and tile surround. Heated towel radiator. Storage cupboard. Spotlit ceiling.

BEDROOM ONE 14' (4.27m) reducing to 11' 10" (3.61m) x 12' 2" (3.71m) reducing to 10' (3.05m) to the face of built-in wardrobe and cupboard space. A lovely room with UPVC double glazed window to the front and colourful garden and terrace outlook. Radiator. ceiling spotlights. Door to....

EN SUITE SHOWER ROOM

Quality refitted with oversized boiler fed shower cubicle, rain and flexible spray, sliding glass door. Hand basin with cupboard beneath and dual flush WC. Chrome heated towel radiator. Partial wall tiling. Shaver point. Ceiling spotlights.

BEDROOM TWO 11' 8" x 9' 2" (3.56m x 2.79m) First measurement to face of built-in wardrobe and cupboard space. UPVC double glazed window to rear overlooking greenery and distant countryside view towards The Roseland Peninsula. Radiator.





BEDROOM THREE 8' 8" (2.64m) x 7' 10" (2.39m) increasing to 12' (3.66m) UPVC double glazed window to front looking into the terrace and garden. Radiator. Built-in wardrobe and cupboard space.

OUTSIDE - A pull-in from Salt Box Road and space to park two cars with tall granite posts and twin 6' (1.83) high gates on to a granite chipped driveway and parking for park several cars. With the entrance gates closed, the joyous garden here is secure and wonderfully private, having been hard and soft landscaped to create a truly special environment with perfect orientation to enjoy day long summer sunshine. There is such interest, establishment and rich planting; the now retired current owners having loved and nurtured the space once being gardeners and landscapers during working life. From the driveway, paths and steps lead to the lower garden which is mostly lawned, enclosed by Cornish hedging and timber fencing with borders and screen of plants including acer, pittosporum, pierus, rhododendron and camellia, plus many more. The lawn is flanked by a raised produce bed beside which is the...

ALUMINIUM GREENHOUSE 7' x 7' (2.13m x 2.13m)

TIMBER SHED 10' x 6' (3.05m x 1.83m) A good one, on a solid base.

There are sitting areas all around and a delightful...

SUMMERHOUSE 9' 3" x 9' 3" (2.82m x 2.82m) Painted in duck egg blue with double glazed windows to three aspects, pine panelled and spotlit. Power points and its own fused power supply.





The paved terrace is a fantastic South & West facing area of about 23' (7.01m) square, beside the house and balcony making a sociable space to enjoy and flow in and outside with such lovely open garden and green outlook, whilst being shaded by magnolia, camellia and acer trees and hazel hedging. The drive is flanked by camellias and a bay tree, with stone wall and steps the other side onto a lawn, beside the terrace. A healthy wisteria grows up the house and partially over the balcony. Walls are softened by daisies and ferns and there is a slate paved entrance to the front door. The garden is a riot of colour in late August with hydrangea, black elder, roses, sweet peas, sedum, lilies and agapanthus to name a very few. To the rear, is a wide shrub pathway with established beds beside, leading up to a timber wood store, timber shed and bunded 1,100 litre oil tank. Water butts. Outside tap.

TENURE - Freehold

COUNCIL TAX - F

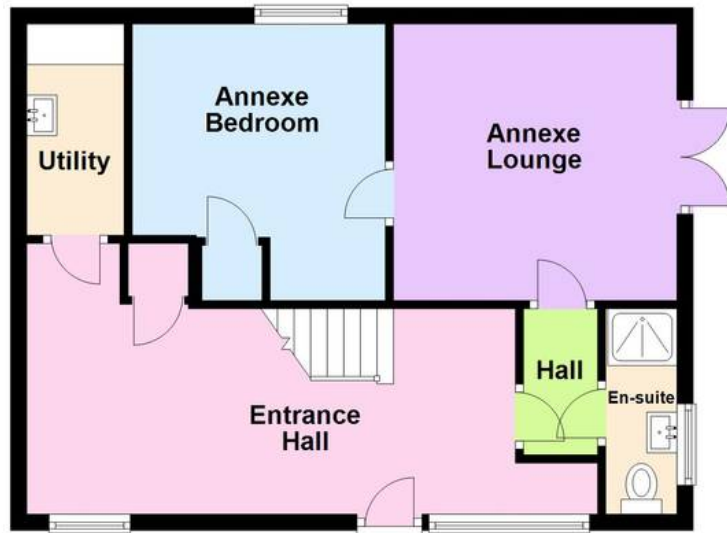
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SERVICES - Mains electricity, water & drainage. Oil-fired central heating



Ground Floor

Approx. 48.2 sq. metres (519.4 sq. feet)

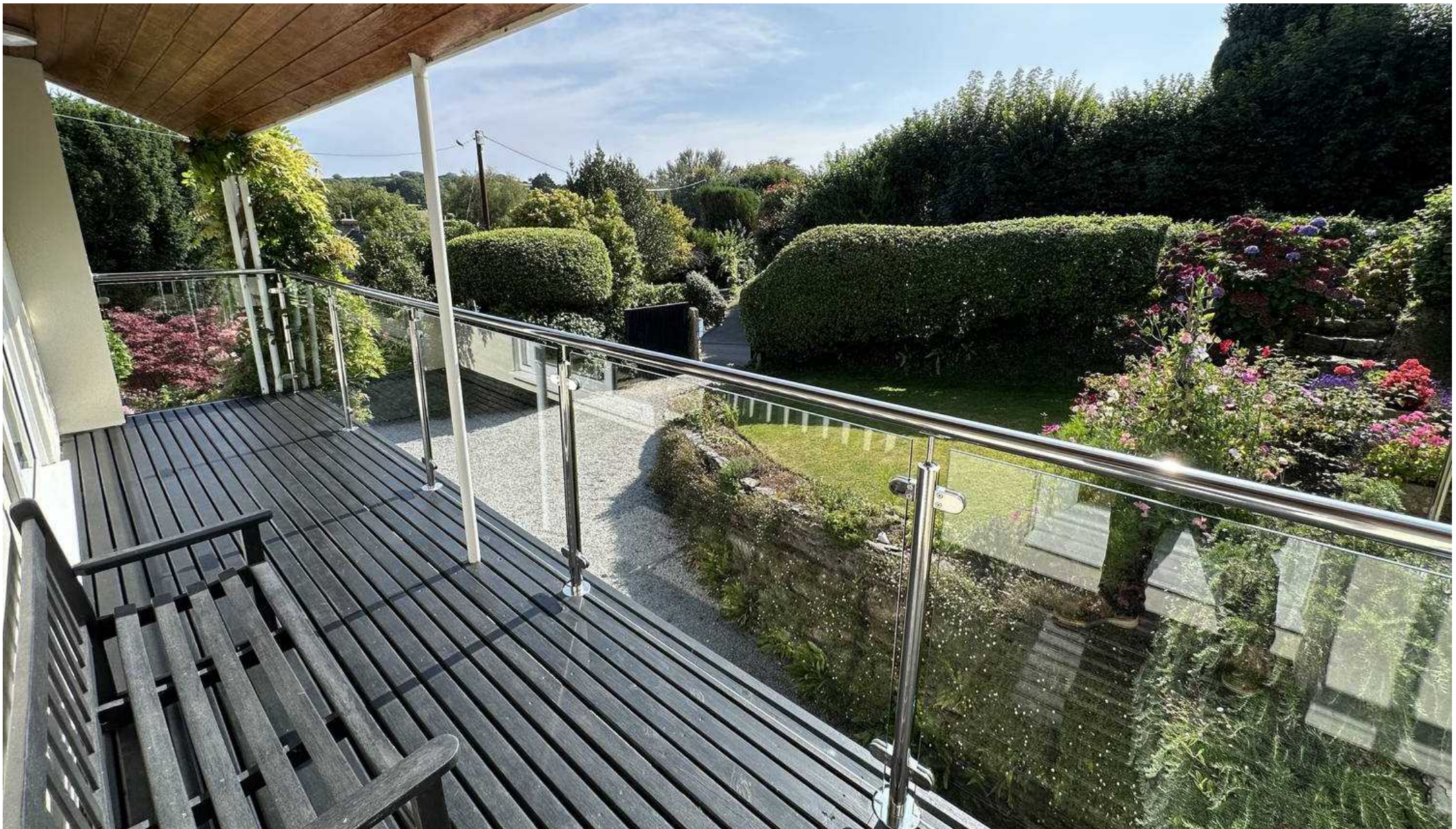


First Floor

Approx. 88.3 sq. metres (950.7 sq. feet)



Total area: approx. 136.6 sq. metres (1470.1 sq. feet)



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