



Heather & Lay
The local property experts

39 Cogos Park, Mylor Bridge - TR11 5SF

Guide price £795,000

This remarkable detached house was built for the original landowner in 1979, employing a notable local architect to create a home of individuality and style. Improved, expanded and fine tuned since, providing four bedroom accommodation with fantastic living space and a first floor galleried studio, all set in a delightfully established and mediterranean garden, 10 minutes walk from the village centre and Creekside.



FALMOUTH	5 MILES
MYLOR CREEK	3/4 MILE
MYLOR VILLAGE	0.5 MILES
MYLOR YACHT HARBOUR	2.5 MILES
TRURO	9 MILES

- Wonderfully individual and flexible detached house
- Much sought after Creekside village and community
- Inspired, expanded accommodation, the majority on one level
- Four bedrooms, the main en-suite
- Spectacular kitchen, dining and living room
- Huge, bright first floor vaulted ceiling studio
- Delightfully landscaped gardens abutting field and countryside
- Garage and driveway parking.

THE PROPERTY

This outstanding home lies at the end of a short close within Cogos Park, where, from a cursory view, one has little idea of what is on offer and how special number 39 is. Mr Libby was the original landowner here, who chose the site of number 39 to have his own home built, within the development that would become Cogos Park. Notable Truro Architect Mr Alec Wells, who worked for John Crowther before taking over the Cornelius practice in 1964, was appointed and it was built in 1979. The property lies on the edge of the village, where over the years it has been expanded and improved. It is a house of character and individuality, set within a level, southwest facing landscaped plot and garden. Here, there is a feeling of peace and privacy where one abuts a field with views of rolling countryside and woods. The garden is richly stocked and flows effortlessly from in and outside via multi-folding doors, from the living room and master bedroom. The current owners are artistic and professionally creative in working life and have expanded and 'fine-tuned' the property and left a very positive impression, both inside and outside. Much of the accommodation lies 'bungalow-like' on one level, where the inspired 2022/23 extension has created a fantastic open plan living, dining room and kitchen with vaulted and apex ceilings. There are four bedrooms in all: three on the ground floor; the main with en-suite and folding door access onto the terrace and garden. The hallway is a particular feature with its twice-turning staircase and lightness flooding up and downstairs through its huge two-storey stairwell window. Upstairs is a wonderful, versatile space, making a great apex ceiling studio, a living room or office, galleried to the reception room downstairs or equally suited to enclose as another bedroom, perhaps. The fourth bedroom has a balcony, perfectly positioned overlooking the garden, field and rolling countryside. In contrast to the delightful more conventional front garden, the rear 'Mediterranean' garden has been hard and soft landscaped to create a space in which to relax, entertain and enjoy. To the side is a driveway to park 3 cars, leading to a garage and workshop.

THE LOCATION

Cogos Park lies on the edge of Mylor Bridge with number 39 occupying a prime spot, chosen by the original landowner to build his family home. The property lies at the end of a short close adjacent to fields and rolling countryside and where deer are often seen. The village centre is a few minutes' walk away and the Creek can be reached in 10 minutes on foot. Mylor has an active, friendly community and excellent facilities that include the Lemon Arms Pub, the well stocked Mylor store, a highly regarded primary school, pre-school and playgroups. Great to have a new coffee shop and deli, - Isobel's, in the village. Those in the know make their weekly pilgrimage to The Food Barn at Tregew less than a mile away; it's a Saturday produce market, where over 20 stalls come together to offer scrumptious, sustainable produce that is high in quality and encourages a supportive environment. 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 and restaurants.



ACCOMMODATION IN DETAIL
(ALL MEASUREMENTS ARE APPROXIMATE)

MAIN ENTRANCE

Obscured double glazed painted hardwood door and side pane into ...

HALLWAY

12' (3.65m) x 14'10" (4.26m) reducing to 9'5" (2.74m) including the twice turning oak and painted staircase, galleried to the first floor. A superb space with huge double height double glazed window flooding in natural light, overlooking the terrace and garden and oak trees, to the field and rolling wooded countryside beyond. Solid oak flooring. Radiator. Airing/coat cupboard with radiator and shelves. Twin door utility/cloak cupboard. Electric consumer unit. Oak and obscured glazed doors to two bedrooms, bathroom and ...

SITTING ROOM, DINING ROOM & KITCHEN

A spacious and inspired open plan under-floor heated room with defined areas to dine, for sitting and cooking. The sitting and dining room area is approximately 24'6" (7.31m) x 19'8" (5.79m) reducing to 11'3" (3.35m).

SITTING ROOM AREA

With apex ceiling, galleried to the first floor landing. Lovely that the multi-folding oak and triple glazed doors fully open, facing South & West onto the terrace and garden. 2023 installed multi-fuel stove. Stone hearth.

DINING ROOM AREA

Part of a superb extension carried out in 2022, creating additional space with a vaulted ceiling and room for a large dining room table and chairs. Bi-folding double-glazed doors and fixed glazed top panels, leading out onto the terrace and rear Mediterranean garden. 11' wide, high-level slit window and double-glazed door to rear. The apex ceiling is wood-panelled and painted, with 3 over table glass pendant lamps. Vertical radiator.

KITCHEN AREA 11'6 x 10' (3.51m x 3.05m)

UPVC double-glazed window. A continuation of the oak floor. Stylish, gloss black flush fronted range of base and eye level cupboards and drawers with shuttered shelf storage. Solid Oak worktop with stainless steel one and a half bowl sink and drainer unit mixer tap. Built-in Neff stainless steel oven and grill, De Dietrich induction hob, Elica extractor. Stainless steel wine fridge. Integrated dishwasher. Recess for American style fridge/freezer. Glazed door to

UTILITY ROOM 9' 0" x 7' 0" (2.74m x 2.13m)

Double-glazed door to the front. Window to the rear. Under floor heated porcelain floor tiles. Grey blue flush fronted cupboards. Hardwood work surface, porcelain sink and drainer, mixer tap. Space and plumbing for washing machine and tumble dryer. Tiled splash backs. High level cupboards. Apexed ceiling with 'Sheila-maid' clothes airer, central heating thermostatic control. Coat hooks. Door to the garage.











MASTER BEDROOM SUITE

Accessed from the living room into ...

ENTRANCE/DRESSING AREA 1.88m x 1.88m (6' 2" x 6' 2") Parquet wooden floor. Book shelving, spotlight. UPVC double-glazed window. Oak and obscured glazed sliding door to en-suite and opening through to ...

BEDROOM 3.56m x 3.10m (11' 8" x 10' 2") First measurement to face of built-in wardrobe and cupboard space. Recess for chest of drawers. Radiator. Bed recess with pendant lights each side. Multi folding oak and triple glazed doors open fully onto the terrace and garden.

EN-SUITE SHOWERROOM 2.49m x 1.68m (8' 2" x 5' 6") Travertine tiled floor. High-level double-glazed window to the side. White three piece suite comprising button flush WC, porcelain hand basin, oversized walk-in and tiled, boiler fed shower cubicle. Obscure glass brick window to bedroom. Chrome heated towel rail. Spotlight ceiling. Extractor.

BEDROOM TWO 3.91m x 3.18m (12' 10" x 10' 5") UPVC double glazed window to the front. Radiator.

BEDROOM THREE 3.23m x 2.90m (10' 7" x 9' 6") UPVC double glazed window to the front. Radiator.

MAIN BATHROOM 2.24m x 1.75m (7' 4" x 5' 9") Underfloor tile heated and with majority wall tiling. White deep bath, shower, dual flush WC, porcelain hand basin. Obscured UPVC double-glazed window. Chrome heated towel rail.





FIRST FLOOR

Twice turning oak staircase. Passing the dual height window beside, up to ...

STUDIO/ROOM 4.47m x 5.18m (14' 8" x 17' 0") Approximate room measurement. Painted wood panelled apex ceiling and solid oak floor. A light and lovely, flexible room with UPVC double glazed window to the front and that huge stairwell window flooding brightness and providing a super westerly facing view over the garden, fields and to rolling countryside. Access to boarded and lit eave cupboards. Open plan to the living and galleried landing with glazed screen and oak rail, leading across to

BEDROOM FOUR 4.37m x 2.24m (14' 4" x 7' 4")

Three velux double-glazed roof lights. Access to boarded eaves, and cupboards. Shelves, double-glazed French doors and side panels to ...

BALCONY 3.20m x 2.03m (10' 6" x 6' 8")

A lovely west facing space with glass screen, composite wooden floor and the loveliest of views over the garden, neighbouring field and rolling wooded countryside beyond.







OUTSIDE

A special place that is relatively level, faces South & West and is enclosed by quality, high hit and miss timber panel fencing, shrubbery and Cornish hedging. The Cornish hedge has inbuilt granite troughs and mature Oak trees atop and is next to the loveliest of fields with rolling views to country and woods, where deer are often seen. From the sitting room and main bedroom, multi folding doors out onto a large semi-circular timber decked terrace and the lawn. All is established, thoughtfully landscaped and richly planted with several specimens acer trees, a copper maple, camelias, fig, black pittosporum and a cherry tree to name a few.

In contrast to this more conventional garden, a wide pathway around to the rear...

MEDITERRANEAN GARDEN

Designed and landscaped for enjoyment, relaxation and entertaining, with its stepped, hard and soft landscaping, including retaining stone walls and areas of paved, slate and heritage golden amber gravel terracing. Broad planted raised bed adjacent to the field, granite steps lead up to a ...

TIMBER SHED/STUDIO 15'6" X 7'6" Windows overlooking the garden and field. Separate power supply and R.C.D unit.

At the other end of the Mediterranean garden is a new...

TIMBER SHED 8' x 6' incorporating a covered woodstore/drying area with hard base, wisteria and screen of three olive trees. Beyond here is the screened oil tank.

39 lies at the end of a short cul de sac beside a field and rolling countryside. Driveway to park 2/3 cars in tandem to garage. Raised shrub bed containing bay tree, agapanthus, hydrangea and hebe. Timber gateway to lower garden area. Tap, light.

GARAGE/WORKSHOP 18' (5.48m) x 10'5" (3.04m) increasing to 15'6" (4.57m) in the workshop area. Remote electric roller door. Window to the side. Workbench. Recently installed Navien oil fired boiler fuelling the radiator central heating and hot water supply. Separate consumer unit (includes option for electric vehicle charging). Power and light.



AWAITING FLOORPLAN

SERVICES

Mains electricity, water & drainage
Oil fired central heating and hot water.

LOCAL AUTHORITY

Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

TAX BAND – E

EPC RATING – D

VIEWINGS Strictly by prior appointment

DIRECTIONS

WHAT4WORDS: carting.scribble.twig

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PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

If asked we will recommend potential buyers use the services of trusted professionals. Should you decide to use the services of the provider you should know that Heather & Lay or the individual member of staff may or may not receive a referral fee.

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