



1 Comfort Road, Mylor Bridge

Guide Price £580,000



Heather & Lay
The local property experts

- Distinctive 1930s former 'Headmaster's' house
- Lovely central position within popular creekside village
- 3 Bedrooms
- Sitting room with sun lounge, separate dining room
- Fitted kitchen/breakfast room with Heritage Range for cooking & central heating
- Large established garden facing South to rear
- Garage & driveway parking for several cars
- Fine wooded valley & countryside views

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

THE PROPERTY

This prominent and charming detached house was built in the 1930s for the then headmaster of the neighbouring school. Its distinctive appearance and quality is reminiscent and in the style of eminent local architect, Claude Russell Corfield who designed some of the areas' finest homes, but we can't be sure! Number 1 is somewhere between a cottage and house in its stature with some delightful original features and an interior flooded with light. We particularly like the hall and turning staircase and that all 'living' rooms and two of the three bedrooms face South, overlooking the rear garden, to the valley and wooded countryside beyond. The house is being sold for the first time in over 30 years and has been much loved and cared for during our clients' ownership. The garden is a treat; established and enclosed, set back from Comfort Road with some fine shrubs and small trees and plenty of space to park.. This is a gem and its availability is rare within the village. Wholeheartedly recommended.





THE LOCATION

1 Comfort Road lies next to the Primary School, a few paces from the centre of Mylor Village shops and pub and a leisurely few minutes' walk to the quayside and creek. Although remarkably convenient, the property is delightfully situated, tucked into its own large, established plot and garden. 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 Truro Cathedral City 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) UPVC double glazed door into....

ENTRANCE

Practical space with coat cupboard, window to front and side. Electric meter and tripping switch cupboard. Radiator. Original painted panelled and glazed door.





HALLWAY

A pleasing area incorporating the twice turning staircase to the first floor, natural light flooding through the half landing window. Shelved under stair cupboard with light. Radiator. Carpeted throughout the ground floor with, we understand, wooden floors beneath, in the sitting and dining rooms and hallway.

SITTING ROOM

14' x 11' 5" (4.27m x 3.48m) and 8' 4" (2.54m) ceiling height. Fireplace with tile hearth and surround, timber mantle. Two radiators. Multipane window to front. Wide archway into....

SUNROOM

10' 10" x 7' 2" (3.30m x 2.18m)

With wonderful bay picture window facing south overlooking the rear garden, woods and countryside beyond. Radiator. Archway and double doors interconnecting with the dining room.

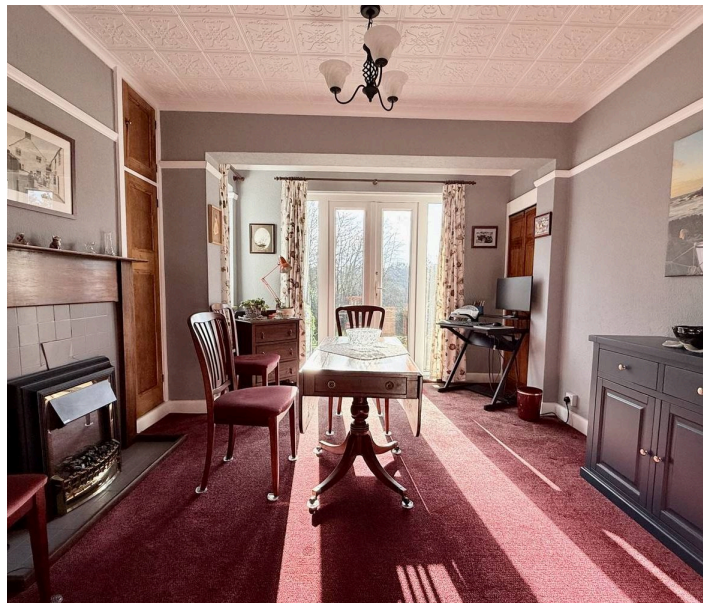
DINING ROOM

14' 5" x 11' 3" (4.39m x 3.43m)

Bayed room with UPVC double glazed French doors out onto the terrace and garden. Window to side. Original tile and timber fireplace surround. Airing cupboard to side. Radiator. Serving hatch to kitchen. Picture rail.

KITCHEN

9' 10" (3m) reducing to 8' 5" (2.57m) Triple spect with UPVC double glazed windows to side, rear and multipane secondary glazed window to front. UPVC double glazed door incorporating a tilt and turn top window. Solid American oak range of base and eye level cupboards with roll top work surfaces and inset one and a half bowl stainless steel sink and drainer with mixer tap. A 2014 installed 'Heritage Duette Compact Racing Green coloured Range cooker sits within the original Range tiled recess. Effectively an efficient oil-fired boiler fuelling the radiator central heating and hot water system and providing background heating and a cooking facility. Integrated fridge and freezer, recess for cooker and space and plumbing for washing machine and dishwasher. End shelving. Under pelmet lighting. 'Sheila Maid' clothes dryer.







FIRST FLOOR

Twice turning stairs with oak handrail. Multipane window to front, up to...

LANDING

Radiator. Window to front. Original painted panelled door to three bedrooms and....

SHOWER ROOM

6' 5" x 5' 8" (1.96m x 1.73m)

White 2019 installed three piece suite comprising corner tiled shower cubicle with 'Mira' electric shower, dual flush WC and hand basin with cupboard beneath. UPVC double glazed window to side. Chrome heated towel radiator. Mirrored, lit, heated medicine cabinet.

BEDROOM ONE

14' 0" x 10' 4" (4.27m x 3.15m)

Lovely triple aspect room with windows front, side and back with the loveliest outlook over the garden, to woods and countryside. Original 1930's painted cast iron fireplace. Picture rail. Radiator.

BEDROOM TWO

11' 2" x 10' 4" (3.40m x 3.15m)

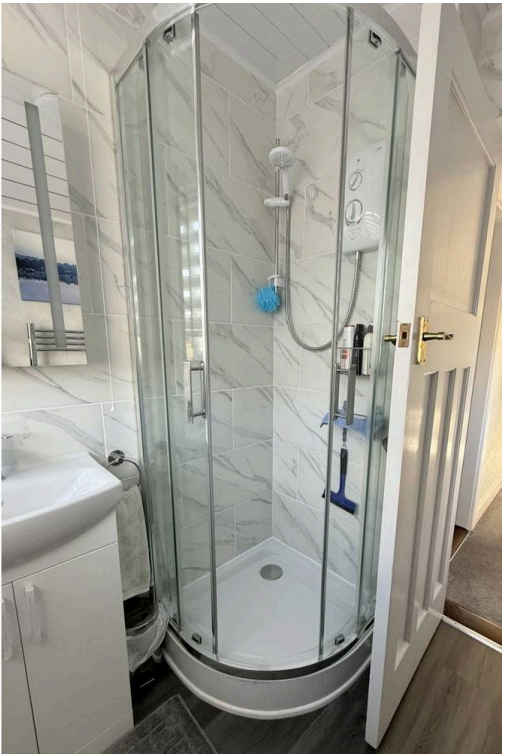
UPVC double glazed picture window to garden and lovely valley view. Radiator. Roof access (insulated, partially boarded and retractable ladder and light). Picture rail.

BEDROOM THREE

9' 5" x 7' 8" (2.87m x 2.34m)

UPVC double glazed window to side. Radiator. Picture rail. Shelf.







OUTSIDE

FRONT

Wide entrance to herringbone tile drive to park and turn several cars. Nicely enclosed by stout timber fencing and dense shrubbery with a lovely old ivy clad cherry tree, a magnolia and rhododendron, as well as a daphne, azalea, fir, climbing hydrangea, roses and flowering beds and borders. Water butt. Oil tank to side.

REAR

Measuring 80' (24.38m) deep x 55' (16.76m) facing South, large and lovely with a slate terrace beside the house, accessible via a door from the kitchen and French doors from the dining room. Mostly lawned and with some choice shrubs and small trees. A delightfully enclosed, sheltered and private place with many camellias, hydrangea, a mahonia, rhododendron and fruit trees, roses and a pond. Gravelled terrace.

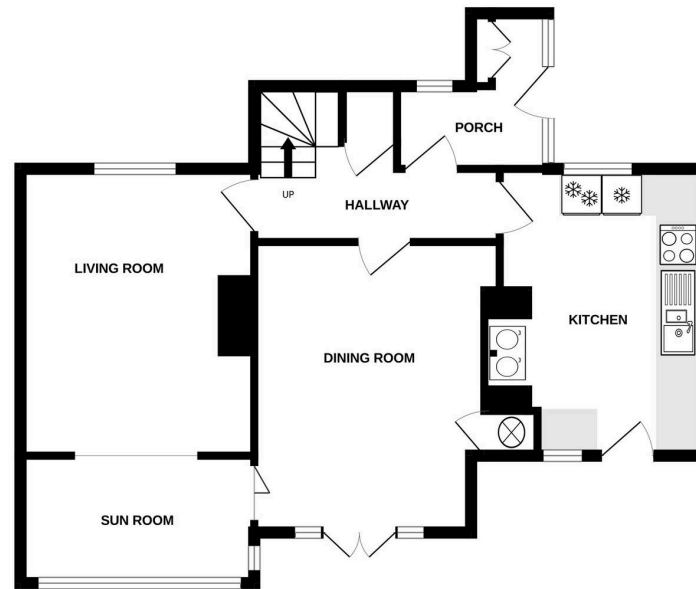
TIMBER & POTTING SHED 10' x 10' (3.05m x 3.05m)

GARAGE & WORKSHOP 23' x 8' 10" (7.01m x 2.69m)

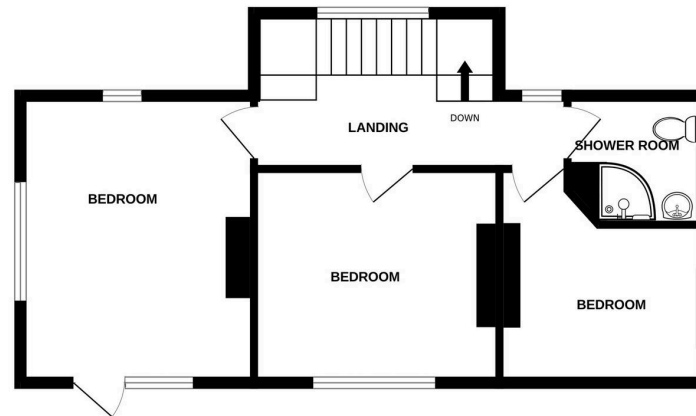
Power and light. Door into rear garden.

SERVICES: Mains electricity, water & drainage, oil-fired central heating

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.1 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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