



3 New Row, Mylor Bridge

Offer In Excess of £285,000

Heather & Lay
The local property experts

3 New Row

Mylor Bridge, Falmouth

- Charming terraced cottage
- Heart of sought-after creekside village
- 2 Double bedrooms
- Interconnecting shower room/WC
- Kitchen/dining room
- Sitting room
- Parking bay
- Delightfully established 65' x 30' garden

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

SERVICES: Mains electricity, water & drainage

THE PROPERTY

This joyous little cottage is tucked away yet set moments from the heart of Mylor Bridge our favourite creekside village. Farthings has been much loved for over 20 years by its current owners, who will be sad to see it go. There are two charming double bedrooms and an interconnecting shower room/Wc upstairs, effectively making each room an en suite. Downstairs is a fitted kitchen dining room, through to a sitting room with fireplace. Windows are UPVC double glazed and independent programmable electric heaters provide warmth. Farthings has a parking bay to tuck in two cars, behind which is the loveliest of established gardens, measuring a healthy 65' (19.81m) deep x 30' (9.14m) wide. On a sunny Spring day this area was full of birdsong and with one especially tame robin. Level, mostly lawned and richly stocked with mature shrub borders, the garden contains two wooden sheds and an octagonal summerhouse.





THE LOCATION

New Row is a much sought after part of Mylor Bridge, tucked off Passage Hill, where Farthings, Number 3 is just a few paces away from the village centre, pub and shops. Mylor Bridge is a thriving and highly regarded Creekside village. It has an active, friendly community and excellent facilities that include the Lemon Arms Pub, a well stocked village store, new deli, a primary school, pre-school, playgroups, Doctor's surgery, a Post Office and Newsagent, Hairdressers, award winning Butcher's shop plus a Fishmonger. The Village Hall has an extensive program that includes exhibitions, a history group, keep-fit classes and cinema showings. There are also several local clubs, tennis courts, a bowling green, playing fields plus regular bus services running to Falmouth and Truro. The Village is located approximately 5 miles from the harbour town of Falmouth and 9 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 county.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) portico and entrance, to stable door with window into.....

KITCHEN/DINING ROOM

14' (4.27m) x 7' 4" (2.24m) reducing to 6' 8" (2.03m) A sweet, painted beamed ceiling room with UPVC double glazed multipane effect window to front with window seat. Modern panel effect range of base and eye level cupboards and roll top works surfaces, inset composite sink and drainer with mixer tap. Stainless Steel oven and grill, halogen touch control hob and extraction hood. Integrated fridge with freezer compartment, washing machine. Under pelmet lighting. DINING AREA - painted panelled wall with shelf. Stairs to first floor with under stair cupboard. Digital, programmable electric heater. Painted panelled door to.....



SITTING ROOM

11' 0" x 10' 5" (3.35m x 3.18m)

Recessed multipane effect UPVC double glazed window to rear. Slate fireplace and hearth with inset electric pebble effect fire. Recesses and built-in cupboards to side. Electric programmable heater.

FIRST FLOOR

Staircase, branching left to bedroom two and right through a panelled door to.....

BEDROOM ONE

11' 7" x 9' 3" (3.53m x 2.82m)

Recessed UPVC double glazed window to rear. Built-in shelved wardrobe. Pretty, painted cast iron Victorian fireplace (non-functional). Doorway to...

SHOWER ROOM/WC

8' 0" x 5' 10" (2.44m x 1.78m)

UPVC double glazed window to front. Modern white three piece suite comprising walk-in shower cubicle, 'Mira' electric shower, dual flush WC and porcelain hand basin with cupboards beneath. Shaver point. Chrome heated towel radiator. With its twin doors this room provides a 'Jack 'n' Jill' en suite facility to bedrooms one and.....

BEDROOM TWO

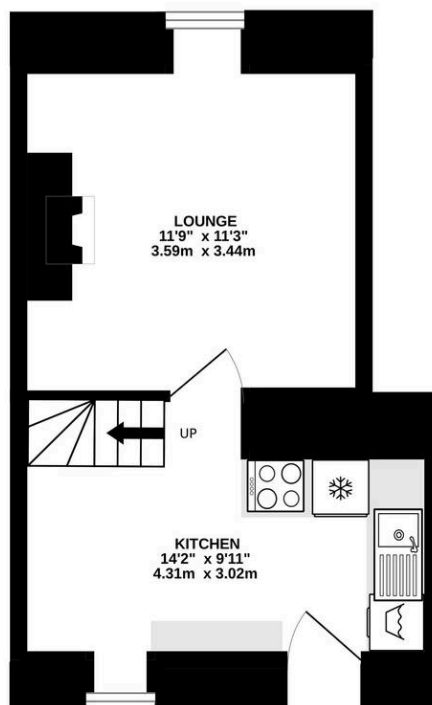
10' (3.05m) into stairwell x 9' (2.74m) UPVC double glazed window to front. Electric programmable wall mounted heater. Storage lockers and built-in wardrobe.

OUTSIDE

A 20' x 15' (6.1m x 4.57m) parking bay. Gentle slate steps, iron gate into the...

GARDEN - a glorious established lawned garden, full of bird song when visiting, about 65' (19.81m) deep x 30' (9.14m) wide with richly stocked borders of many shrubs and small trees including camellia, pieris, firs, several pittosporum, spring flowering bulbs and primrose. Two timber sheds and an octagonal summer house.

GROUND FLOOR
245 sq.ft. (22.7 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 512 sq.ft. (47.6 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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