



## Thames Cottage, Passage Hill, Mylor

Guide Price £460,000 FREEHOLD



Heather & Lay  
*The local property experts*





- Enchanting link-detached cottage
- Near centre of sought after creekside village
- Three bedrooms
- Separate sitting & dining rooms
- Fine conservatory
- First floor bathroom. Shower room/wc downstairs
- Delightful, established and well orientated garden
- Garage & parking space
- No onward chain

### THE PROPERTY

Thames Cottage is set nicely back from the road by a glorious, richly stocked and wonderfully fragrant little garden with established Wisteria adorning the front wall of its delightful double fronted facade. This is a real find for those seeking a charming and individual home in this most sought-after of creekside communities. Link-detached, built around 1915, the property is light and bright within, presenting well proportioned three bedroom, three living room accommodation. There is a main bathroom upstairs and the practicality of a shower room/wc and utility downstairs. All is perfectly comfortable and livable 'as is', although most prospective buyers will budget a little to modernise and upgrade. In addition to the separate sitting and dining rooms, there is an excellent conservatory, facing south and west, with French doors leading out into the loveliest of enclosed little lawned gardens. To the side is a garage with space to tuck a car in front. An oil-fired boiler fuels radiator central heating, and hot water supply, in addition to the bottled gas, coal-effect fire in the sitting room. We are instructed by the Estate's Executors and understand by all accounts that the distinguished previous owner of Thames Cottage loved living here.

### THE LOCATION

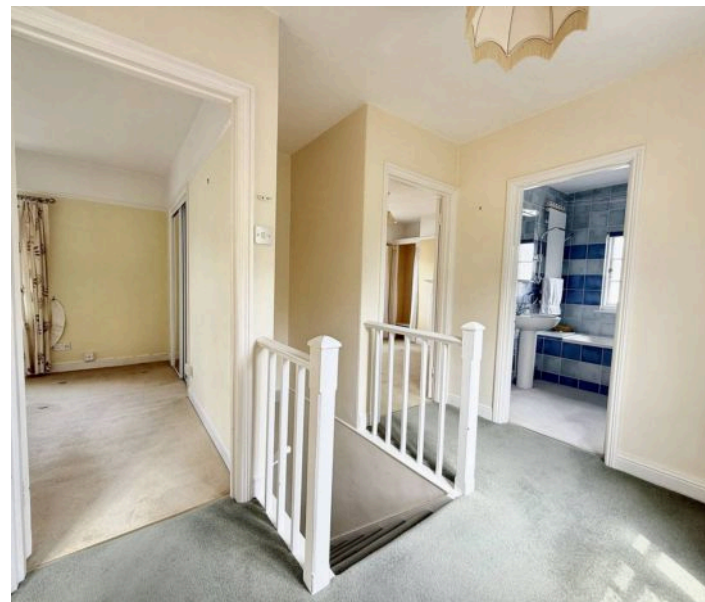
Thames Cottage lies in a superb, and engaging spot within Mylor Village, set along Passage Hill, just a few paces from the village shop and Lemon Arms Pub and just a little further to Mylor Quay and the Creek. Mylor has an active, friendly community and excellent facilities that include the Lemon Arms 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 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 Truro Cathedral City, both of which have good schools, excellent shops, and 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 excellent facilities including a Marina with pontoon and swinging moorings, chandlers, marine services and restaurants.



#### ACCOMMODATION IN DETAIL

Twin glazed and panelled doors to...

**PORCH** Multipane windows to sides. Panel and obscure glazed door to....

**HALLWAY** Stairs ahead to first floor. White panelled door to left into dining room and right into...

#### SITTING ROOM

Lovely and bright with multipane windows to three aspects and French doors into the conservatory. Stone fireplace surround and hearth with inset propane gas, coal effect fire. Two radiators. Picture rail. White panelled doors into kitchen, to shower room/utility.





### CONSERVATORY

Another fine living room with double glazed apex ceiling, spotlit fan, opening windows and French doors leading south and west into the garden. Ceramic tile floor.

### KITCHEN

Windows and stable door to rear. Range of cream panel effect base and eye level cupboards, roll top worksurface and inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in chest height oven and grill. Microwave. Four element ceramic hob. Space for fridge/freezer. Deep, shelved under stair cupboard. Radiator. High level cupboard housing electric tripping switches.

### DINING ROOM

Multipane window to the front. Blocked, vented fireplace, shelved recess to sides. Radiator. Picture rail.

### SHOWER ROOM/UTILITY

Floor and wall tiled. Three piece suite comprising walk-in shower cubicle, 'Mira' electric shower button flush WC, circular hand basin with cupboard beneath. Space and plumbing for washing machine and tumble dryer. Heated towel radiator. Velux roof window. Spotlights.

**FIRST FLOOR** Stairs and rail to.....

**LANDING** Multipane window to rear. Radiator.

**BEDROOM ONE** Built-in wardrobe and cupboard space. Boarded, vented fireplace. Multipane window to front. Radiator.

**BEDROOM TWO** Multipane window to front. Corner shelved airing cupboard with radiator. Boarded fireplace. Radiator.

**BEDROOM THREE** Multipane window to rear. Radiator.

### BATHROOM

White four piece suite comprising walk-in boiler fed shower cubicle, large, enamelled bath, button flush WC and pedestal hand basin. Two obscure windows to side. Ceramic wall tiling. Spotlit mirrored medicine cabinet with shaver point. Wall mounted heater. Loft access.







## FRONT GARDEN

A delightful frontage and garden to Thames Cottage, set nicely back from the road, through twin granite posts and an old iron gate to the pathway and porch. One side of the path, a circular slate based terrace with granite sett edges and a central granite base for a bird feeder or sundial. The other side, an area of lawn, edged with granite setts. The garden is established and wonderfully fragrant with a number of choice shrubs and plants including a magnificent wisteria which adorns the front of the cottage. There are camellia, roses, a cistus, weigela, a bay tree, all providing screening from the road whilst looking lovely. Screened area for gas bottles. Pathway and gate to..... SIDE - This glorious space is level and enclosed whilst being private and with a perfect southwest orientation to enjoy summer sunshine for much of the day. Gentle brick steps lead out from the conservatory, onto a lawn edged with established shrubs and plants. Many roses, cistus, crinodendron and clematis. Pathway around to the rear garden.

## REAR GARDEN

Enclosed and private with raised herb bed and a paved terraced area. Agapanthus bed beside. Climbing rose and clematis. Screened oil tank. Outside tap. Door to garage.

## SINGLE GARAGE

15' (4.57m) x 10' (3.05m) minimum, 14' (4.27m) maximum. Up and over electric door (not tested). Window and door to rear. Power and light. Oil-fired 'Worcester' boiler fuelling radiator central heating and hot water supply.

Council Tax band: E

EPC: F

Services: Mains electricity and water. Oil fired central heating.

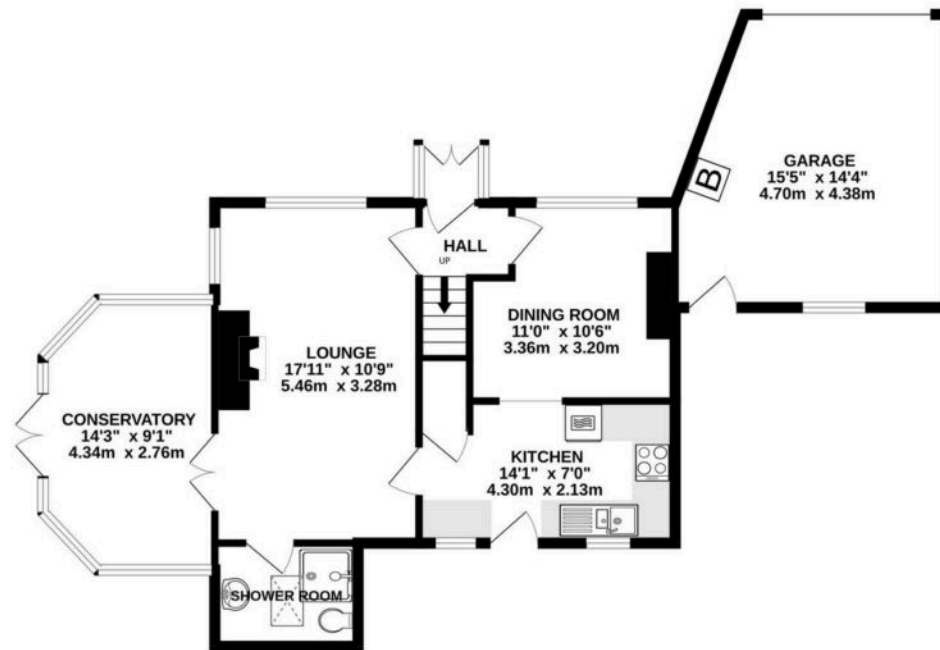




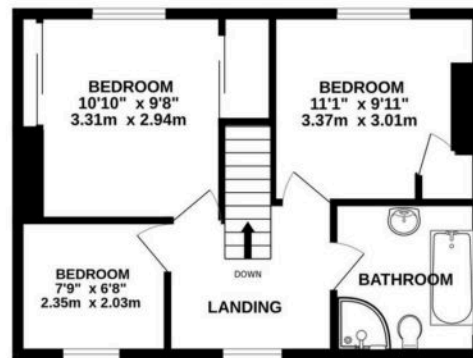




GROUND FLOOR  
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (112.9 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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