



Sunny Bank, 7 Lemon Hill Gardens, Mylor Bridge

Guide Price £315,000



Heather & Lay
The local property experts

- Special community and development for the over 55's
- Modern cottage in delightful surroundings
- Heart of sought after creekside village
- Light, bright 2 double bedroom accommodation
- Superb, refitted shower room / WC upstairs, cloakroom WC downstairs
- Shaker style kitchen with NEFF cooking appliance
- Living & dining room with French doors to the garden
- Sheltered west facing private courtyard garden
- Landscaped and tended communal garden
- Designated parking space. NO ONWARD CHAIN!

THE LOCATION

Lemon Hill Gardens lies in a wonderful spot and part of Mylor Bridge, tucked off Passage Hill, where 'Sunny Bank' is just a few paces from the village centre, pub & 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, a new deli, a primary school, pre-school, playgroups, a Doctor's surgery, a Post Office and Newsagent, Hairdressers, an 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.

Council Tax band: C

EPC Energy Efficiency Rating: D

AGENTS NOTE

The development has a covenant requiring that one of the occupants must be aged 55 years or over.





THE PROPERTY

Lemon Hill Gardens was constructed in 1996 by highly respected Rosemullion Homes. It was the first of their many award-winning developments for which they gained an enviable reputation, creating quality homes of character in great locations. We were delighted to act as their selling agents back then, and have since regarded Lemon Hill Gardens as an inspired development and place to live. This exclusive collection of twelve cottages and two apartments is set in a tended, landscaped garden and traffic-free location in the heart of the village. A covenant advises that one of the occupants is over 55 years of age and, as such, has helped create a friendly community of like-minded neighbours. 'Sunny Bank' is well situated in a traffic-free spot, enjoying pleasing views overlooking the village to the countryside beyond. It has an attractive, traditional appearance with a natural slate roof and a slate-hung and rendered exterior. The accommodation is freshly decorated, providing two double bedrooms upstairs, each with a fitted wardrobe and cupboard space. There is a super, refitted shower room/WC upstairs as well as a cloakroom/WC downstairs. The cream kitchen has NEFF cooking appliances, and the living room accesses the rear courtyard garden via French doors. This area is west-facing for afternoon and evening summer sunshine. One can sit out at the front for morning sunshine and also enjoy the delightful tended and landscaped communal gardens too. This development offers a lifestyle to attract discerning buyers, particularly those wishing to live in an easily maintained, modern cottage in such special and convenient surroundings - wholeheartedly recommended.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Panel and arch glazed front door into.....

HALLWAY

Of welcoming size with stairs and rail to first floor. Under stair cupboard. Electric night storage heater. White panelled doors to living room, kitchen and...

CLOAKROOM/WC

WC and hand basin. Heated towel radiator. Obscure window to front. Electric tripping switches.

LIVING/DINING ROOM

French doors and double glazed window to rear. Fireplace surround and inset electric fire. Electric night storage heater.

KITCHEN

Cream panel effect fronted cupboards and drawers with roll top work surfaces and inset twin stainless steel sink with mixer tap. Space and plumbing for fridge/freezer and washing machine. 'NEFF' electric oven and grill, electric hob and extraction. Double glazed window to front overlooking the development's communal garden. Electric wall mounted heater.

FIRST FLOOR Stairs and rail to....

LANDING

Access to loft space. White panel doors to two bedrooms and.....

SHOWER ROOM/WC

Just refitted, modern, stylish and practical with a large, tiled shower cubicle with a rainfall shower. Dual flush WC, hand basin, countertop and cupboard beneath. Chrome heated towel radiator. Extractor.

BEDROOM ONE

Twin double glazed windows to rear. Twin panel door built-in wardrobe and cupboard space with hanging rail and shelf. Airing cupboard with pressurised hot water system and shelves. Electric heater.

BEDROOM TWO

Two double-glazed windows to the front with a pleasing elevated view over Lemon Hill Gardens, above rooftops towards the creek and countryside. Built-in wardrobe with a shelf and a hanging rail. Electric panel heater.





FRONT GARDEN

From the parking space, passing the developments tended and landscaped communal garden, to a brick paved area to catch morning sunshine, beside 'Sunny Banks' front door.

REAR GARDEN

Easily maintained, enclosed and paved, on two levels for afternoon and evening summer sunshine. Raised borders containing shrubs including myrtle and hydrangea.

DESIGNATED PARKING SPACE

Council Tax band: C

EPC Energy Efficiency Rating: D

SERVICES: Mains electricity, water & drainage.

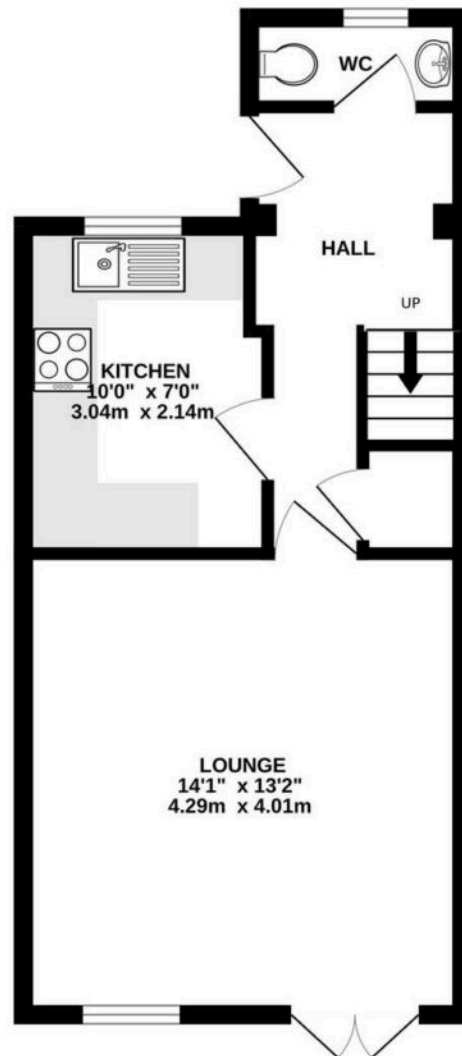
DEVELOPMENT SERVICE CHARGE: There is a communal maintenance charge of £360 per annum (2025).

AGENTS NOTE

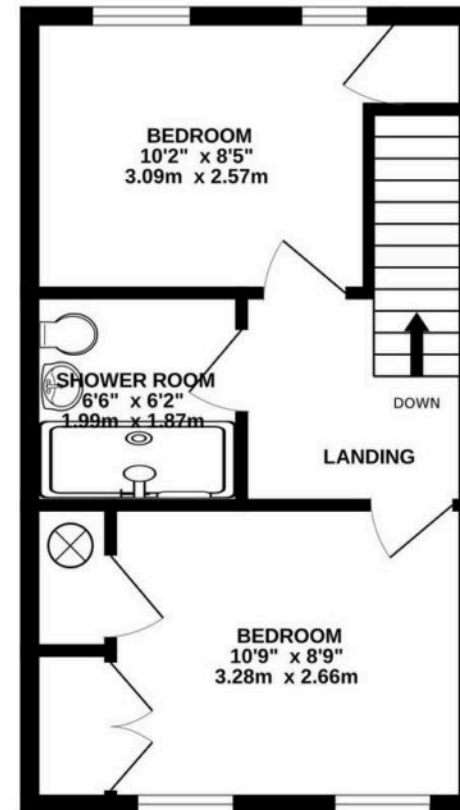
Prospective purchasers should be aware that there is a covenant which restricts the purchase of Lemon Hill Gardens to those aged 55 and over. We also understand that holiday letting is not permitted.



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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