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Carclew Road, Mylor, Falmouth

Guide Price £1,000,000

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The bungalow boasts four inviting bedrooms, each providing a sanctuary for rest and rejuvenation. The spacious contemporary living area embodies modern elegance, offering a seamless blend of comfort and style. Bathed in natural light, this versatile space accommodates various living arrangements, perfect for both intimate gatherings and larger celebrations.

A detached double garage provides convenient storage and parking options, ensuring practicality alongside the property's aesthetic appeal. Heating is efficiently managed through an oil system, with the added comfort of underfloor heating and radiators to ensure warmth throughout.

The paddock to the rear of the property is included in the sale

Conveniently located near the Falmouth estuary, residents have easy access to the picturesque sailing waters of Mylor and Flushing, inviting exploration and adventure. Whether seeking a tranquil retreat or a base for maritime pursuits, this property promises a lifestyle of unparalleled charm and convenience.

AGENT'S NOTE: If anyone requires a 5th bedroom, the sellers have had plans drawn up for a master bedroom with en-suite going up a floor but have not applied for planning permission. However the plot does not overlook anything so this should not be a problem but any interested party would need to explore this. If anyone would like to see the drawings please speak to an agent.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

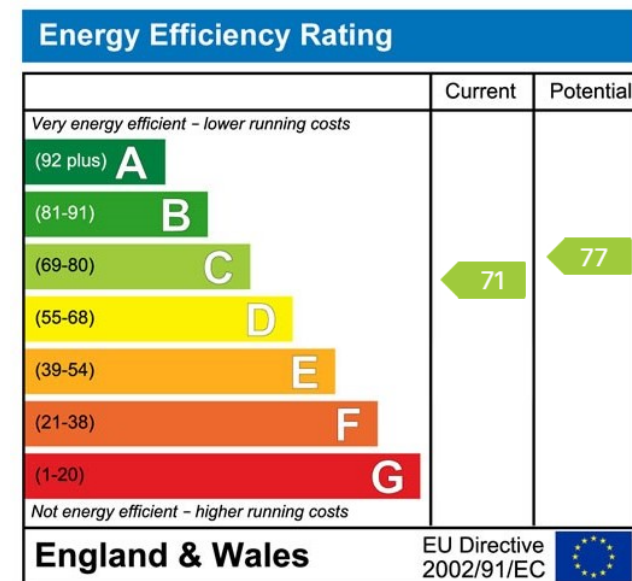
It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise and check any covenants immediately with their solicitor.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working





- Detached Bungalow with Paddock
- Ancient Woodland
- Ensuite, family bathroom and cloakroom
- Elegant refurbishment
- EPC Commissioned
- Magnificent mature gardens
- Gated Long Driveway and Double Garage
- Large contemporary open plan living space
- Council tax band G
- Area of Outstanding Natural Beauty



TRURO

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements