

GREATWOOD COTTAGE  
MYLOR, CORNWALL

**JONATHAN**  

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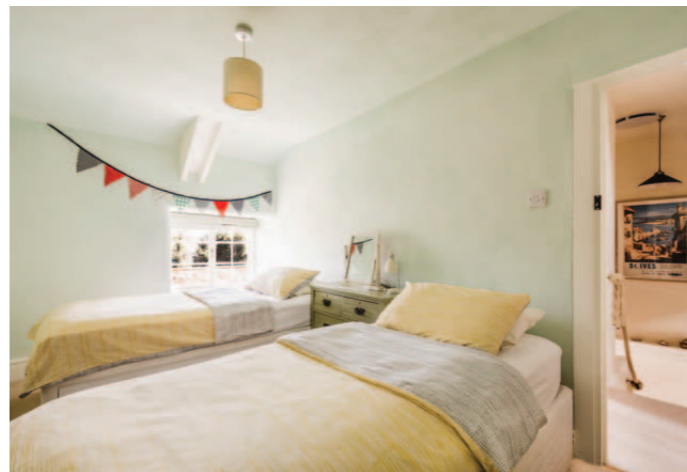
**CUNLIFFE**













## SETTING THE SCENE

A Grade II listed early 19th century cottage, Greatwood Cottage is one of a terrace of three cottages at the end of a private lane on the banks of the River Fal. Tucked away in an idyllic riverside location, this charming hamlet is approached over a no-through road from Mylor Bridge, lying within a designated Area of Outstanding Natural Beauty.

There are many beautiful estuary walks right on your doorstep, and a gentle walk along the riverside footpath leads to the 13th century thatched Pandora Inn, set on the shores of Restronguet Creek. Back in the 1800s when Devoran was a thriving port, Restronguet Passage was a busy shipping channel and many of the houses here were built for the pilots responsible for navigating the ships in and out of port.

The house is ideally placed for access to the Carrick Roads and all tributaries of the River Fal, providing arguably some of the finest sailing waters available. The superb Mylor Yacht Harbour is approximately 3 miles away by road boasting excellent facilities including a yacht marina, sailing clubs and restaurants. The nearby villages of Mylor Bridge and Flushing offer a wonderful range of amenities including general stores, cafes, news agent, post office, doctors surgery and three great pubs along with an active local community with both a sailing and gig-rowing club. Situated between the two is the renowned Tregew Food Barn, which hosts a fantastic market of sustainable produce every Saturday. The port and university town of Falmouth are both close at hand and Truro City has a mainline rail connection to London Paddington including overnight 'sleeper' service.

## HISTORY

Dating from the early 19th century, Greatwood Cottage lies in a small terrace of cottages originally built as houses for farm workers. The cottage has since been extended and in 2022, underwent an extensive, high-specification renovation by the current owners. Respecting the 18th-century sensibilities of the original building, traditional materials and methods have been employed, returning the cottage to its former glory whilst carefully retaining the original features and subtleties.

## THE TOUR

Sitting cheerfully on the end of a small terrace of cottages in an enduringly charming hamlet on the western shore of the Fal Estuary, this Grade II-listed, three-bedroom cottage has endless vernacular charm. Outside, traditional stone walls have been enrobed in chalky lime-pointing, punctuated by original casement windows and a small, attractive open porch, while the interior spaces are characterised by warm-tones, gently-undulating lime-plastered walls, original fireplace and quaint built-in cupboards.

The front door, positioned in the centre of the cottage's façade, opens to a hallway that in turn leads into two reception rooms, each warmed by a wood-burning stove set within a handsome brick fireplace. Beyond the dining room is a bespoke kitchen followed by a large family bathroom, and at the other end of the cottage a shower room.

Ascending to the first floor, three double bedrooms and a bathroom are arranged around a central landing, with the front two bedrooms holding views across the estuary.

## STEP OUTSIDE

The gardens of Greatwood Cottage are split into two distinct areas. Two paved terraces adjacent to the cottage and the tiered garden to the rear. At the front of the cottage, a small paved terraced area with a path that leads around to the side terrace, from which one can get a view of the river and sea beyond and access into the kitchen via a stable door.

At the rear, a series of paths and stone steps lead to two good sized terraces. The first being mainly laid to lawn before reaching the final decked terrace adjacent to the summer house, which is currently used as ancillary accommodation to the house with bespoke built-in bunk beds, shower room and storage cupboard with electric heating. From the summer house are French doors leading out to the large decked terrace with stunning views of the river and out to sea.

Both the front and rear gardens are well stocked with mature planting of flower border and hedging at the front and at the rear mainly a mixture of shrubbery and trees to include an impressive Monkey Puzzle tree, magnolia and a variety of mature hydrangeas.

## GARAGE/PARKING

The single garage is the last one at the end of the terrace accessed from the private lane. There is also a further parking space adjacent to the cottage at the rear.

## AGENT NOTES

Greatwood Cottage has a vehicular right of way over the private road to the cottage and garage.

The neighbouring cottage (Clone Cottage) has a right of way via a grass foot path across the rear garden of Greatwood Cottage.

## SERVICES

Mains water and electricity, private drainage (shared with neighbouring property The Coach House) and electric central heating with underfloor heating on the ground floor.

## DISTANCES (All distances approximate)

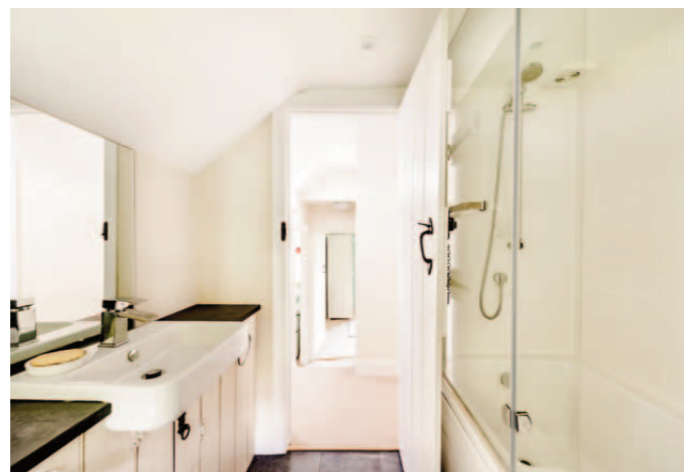
Mylor Bridge 2 miles, Mylor Harbour 3 miles, Falmouth 6 Miles, Truro 9 miles and Newquay Airport 24 miles

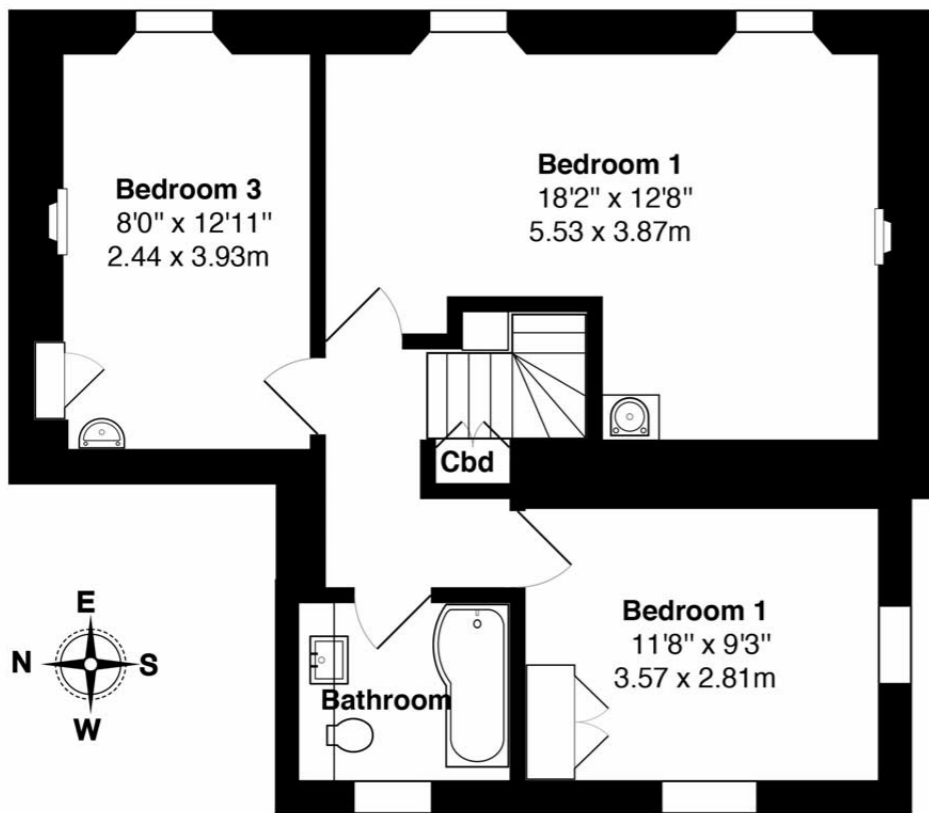
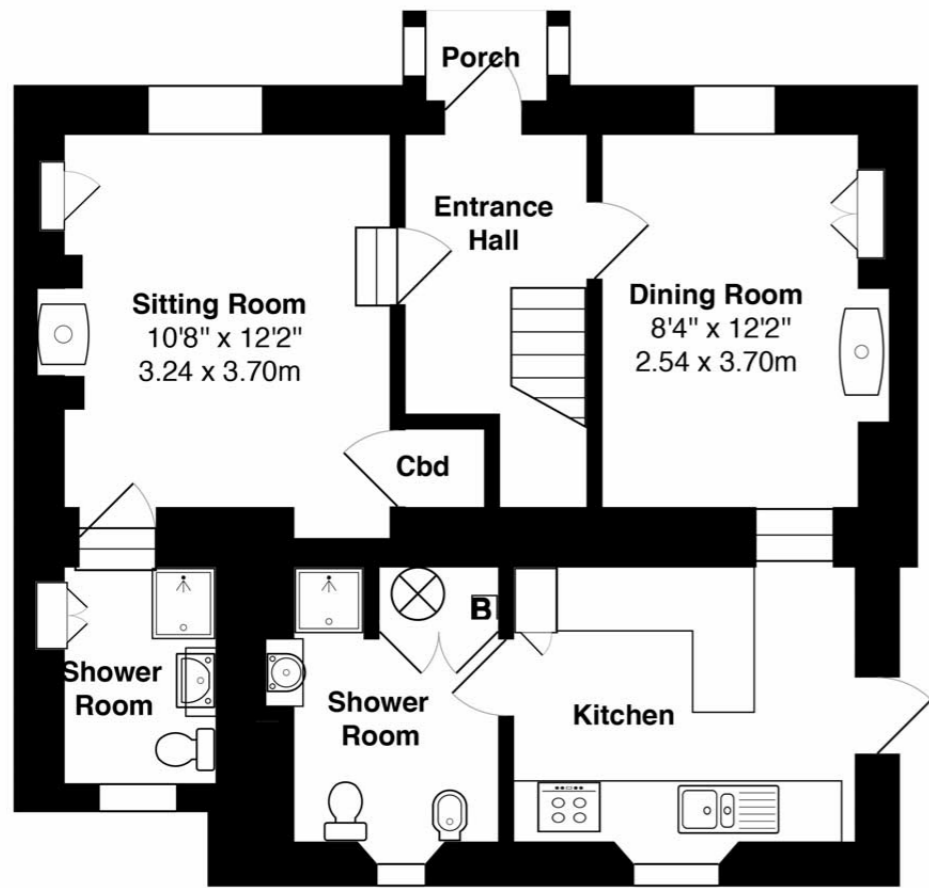
## WHAT3WORDS LOCATION

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## COUNCIL TAX BAND

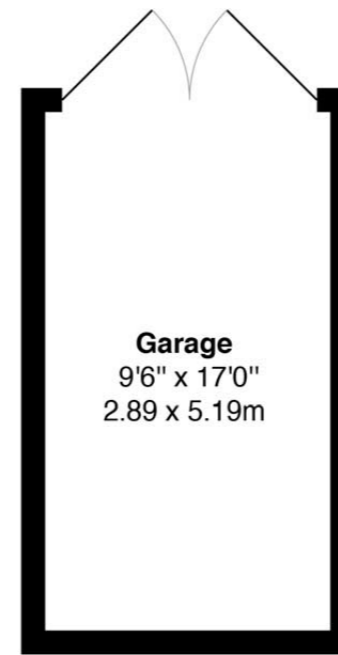
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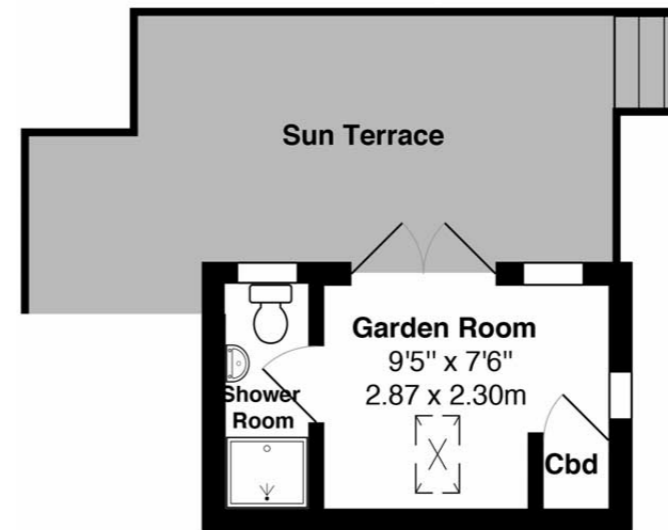


**GREATWOOD COTTAGE GREATWOOD MYLOR TR11 5SR**  
**TOTAL APPROX. FLOOR AREA 1274 sqft (118.4 sqm)**  
(excluding porch & sun terrace)

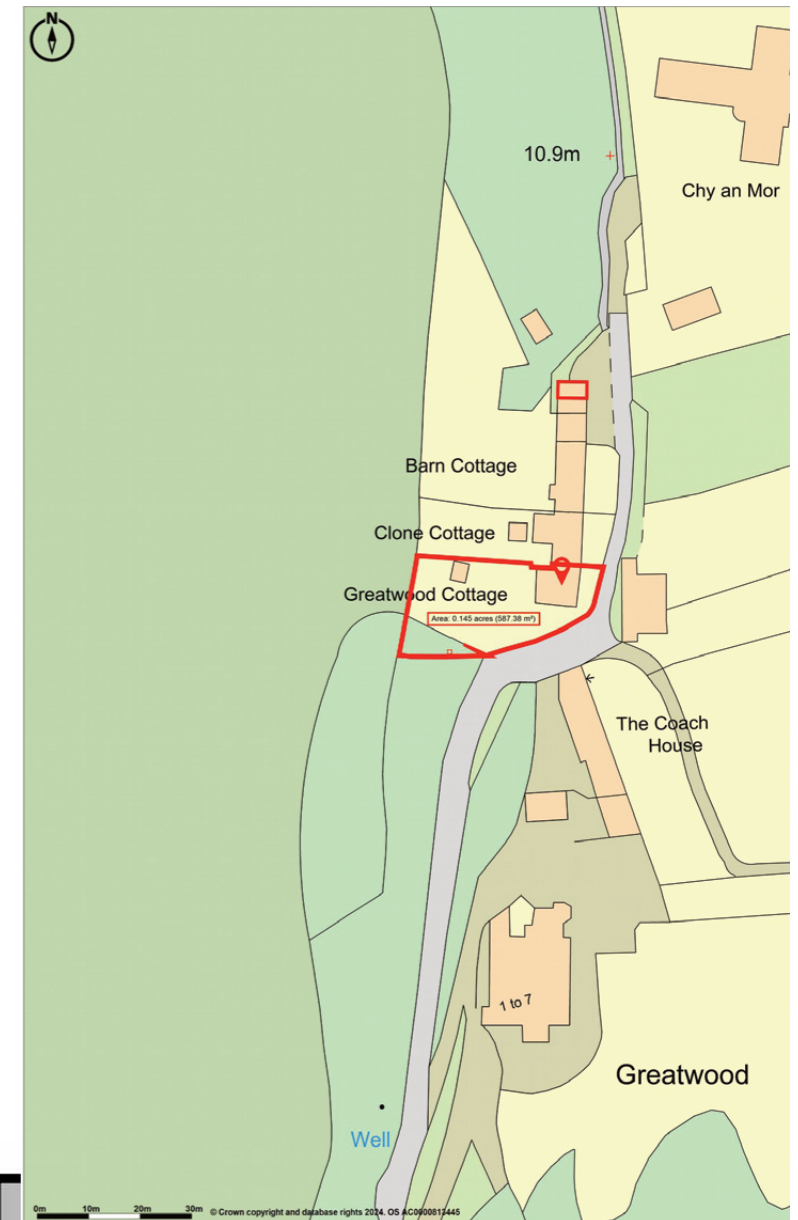
All measurements are approximate and for display purposes only



**Garage**  
Approx Area 161 sqft 15 sqm



**Summerhouse**  
Approx Area 95 sqft 8.8 sqm



**ANTI-MONEY LAUNDERING REGULATIONS**

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