

CHERRY COTTAGE  
NEAR MYLOR, FALMOUTH

JONATHAN  

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CUNLIFFE







## *Cherry Cottage, Enys Hill, TR10 9BA*

A truly exceptional country house, cleverly reimagined by architects Laurence Associates, spanning over 5,000 sqft of impeccably designed interiors with a separate annexe, on the edge of the historic Enys Estate between Falmouth & Truro.

- 5 bedrooms • 4 bathrooms • 5 living/entertaining rooms
  - Separate 1-bedroom annexe
- Expertly extended and remodelled by architects Laurence Associates
  - Exquisite interior with refined, contemporary aesthetic

- Unspoilt rural position on the edge of the Enys Estate
  - Convenient for Mylor, Falmouth and Truro
- Landscaped gardens teeming with flora and wildlife
  - EPC ratings Cherry Cottage D and The Annexe D
- Council Tax Band Cherry Cottage G and The Annexe A • 4714 sqft

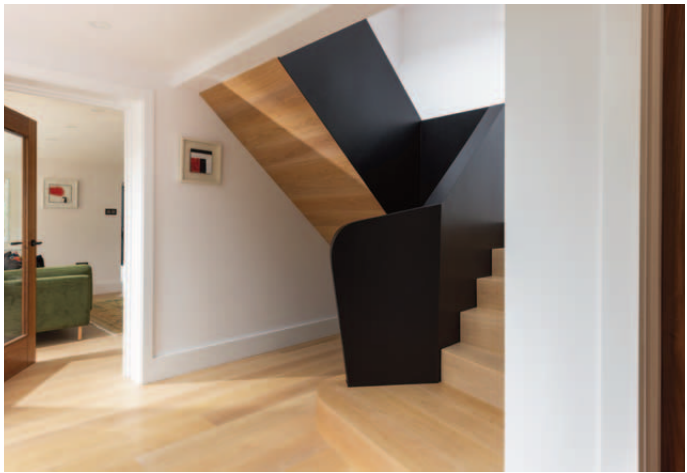




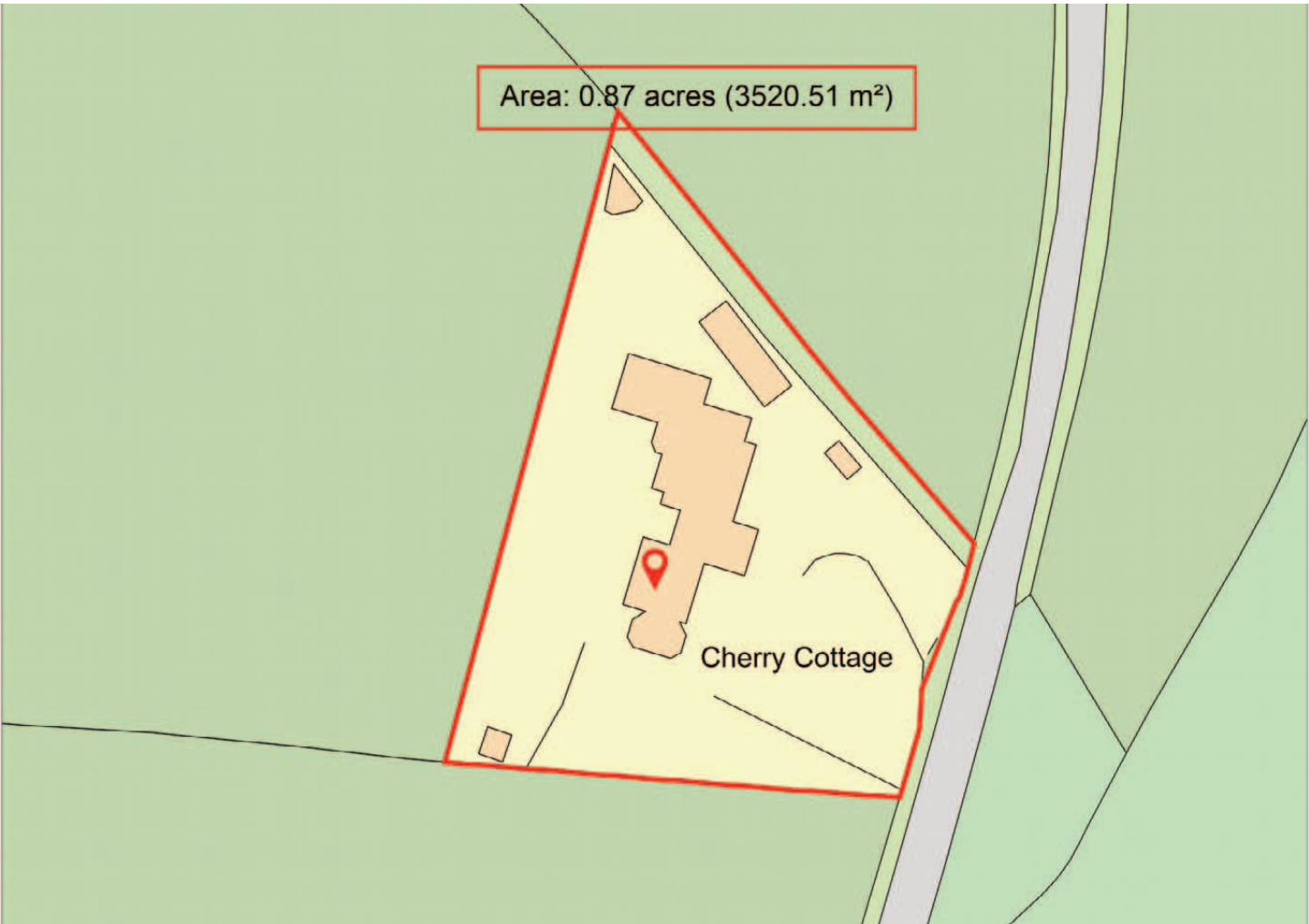














SETTING THE SCENE

Almost sandwiched between the historic Enys and Carclew estates, with the Fal River estuary to the east, Cherry Cottage occupies a very desirable and pretty rural setting close to the creekside village community of Mylor Bridge.

Some of the best sailing and boating facilities in Cornwall are to be found at nearby Mylor Yacht Harbour where there is a yacht marina, deep water moorings, boatyard facilities, café, restaurant, water sports shop, sailing schools and yacht club.

Despite its unspoilt rural surroundings, Cherry Cottage occupies an exceptionally convenient situation. The colourful harbour and university town of Falmouth is close at hand with its sandy beaches and a wide range of restaurants, galleries and shops. There is a branch railway line linking Falmouth and Penryn to the cathedral city of Truro, which is on the Paddington-Penzance mainline. Truro, with its private schooling, shops, theatre, restaurants, and mainline station (with overnight 'sleeper' service to London Paddington), is just 8 miles away.

THE TOUR

Flooded with natural light, this impeccably finished home combines high-quality materials, clean lines, and meticulous craftsmanship, blending contemporary design with its rich architectural heritage. Outside, classic Cornish stone and slate-hung walls, paired with pitched slate roofs, harmonise seamlessly with the surrounding landscape. Contrasting these timeless elements, sleek black timber cladding and expansive glazing add a contemporary twist, beckoning in plenty of light and framing ever-changing pastoral views.

Stepping inside, the ground floor is occupied by a series of thoughtfully designed, open-plan living spaces, offering great flexibility for relaxing, cooking, dining, and entertaining. Striking log-burning fires, an understated, natural palette, and pared-back elegance enhance the spaces, which exude a level of finish seldom seen. At one end, an inviting contemporary extension features swathes of glazing, flooding the room with sunlight and opening onto terraces to draw the outside in.

A striking spiral staircase leads to the first floor, where an impressive principal suite - with a large balcony overlooking the gardens and fields - is joined by two further bedrooms and two bathrooms. A second staircase leads to the north-western section of the upper floor, revealing a vast and versatile bedroom studio / games room. This space offers endless possibilities and could easily be reconfigured into two additional bedrooms.

The adjacent one-bedroomed annexe is equally exceptional, echoing the main house's refined palette and craftsmanship, with no detail overlooked.

STEP OUTSIDE

Resting on the edge of the Enys Estate and wrapped by verdant gardens with private woodland beyond, this home offers exceptional seclusion. A motorised gate leads to ample parking, along with an integral garage, and a detached garage with a carport and storage at the front of the property.

The thoughtfully landscaped grounds are adorned with prairie-style grasses, herbaceous borders, and mature trees, all framing sweeping lawns with picturesque countryside views. Carefully positioned terraces create inviting, sun-drenched spaces for dining, relaxing, and play.

The gardens celebrate local wildlife and feature a rich variety of trees and shrubs, including olive and mimosa, rhododendrons, azaleas, oak, ash, and the cherry tree that lends the property its name. Idyllic seating areas invite quiet moments with a coffee or crossword, overlooking open fields and ancient woodlands. The grounds also include two greenhouses, a summer house, a potting shed, a wood store, and a gardener's W.C.

SERVICES

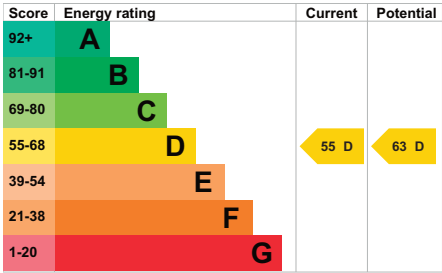
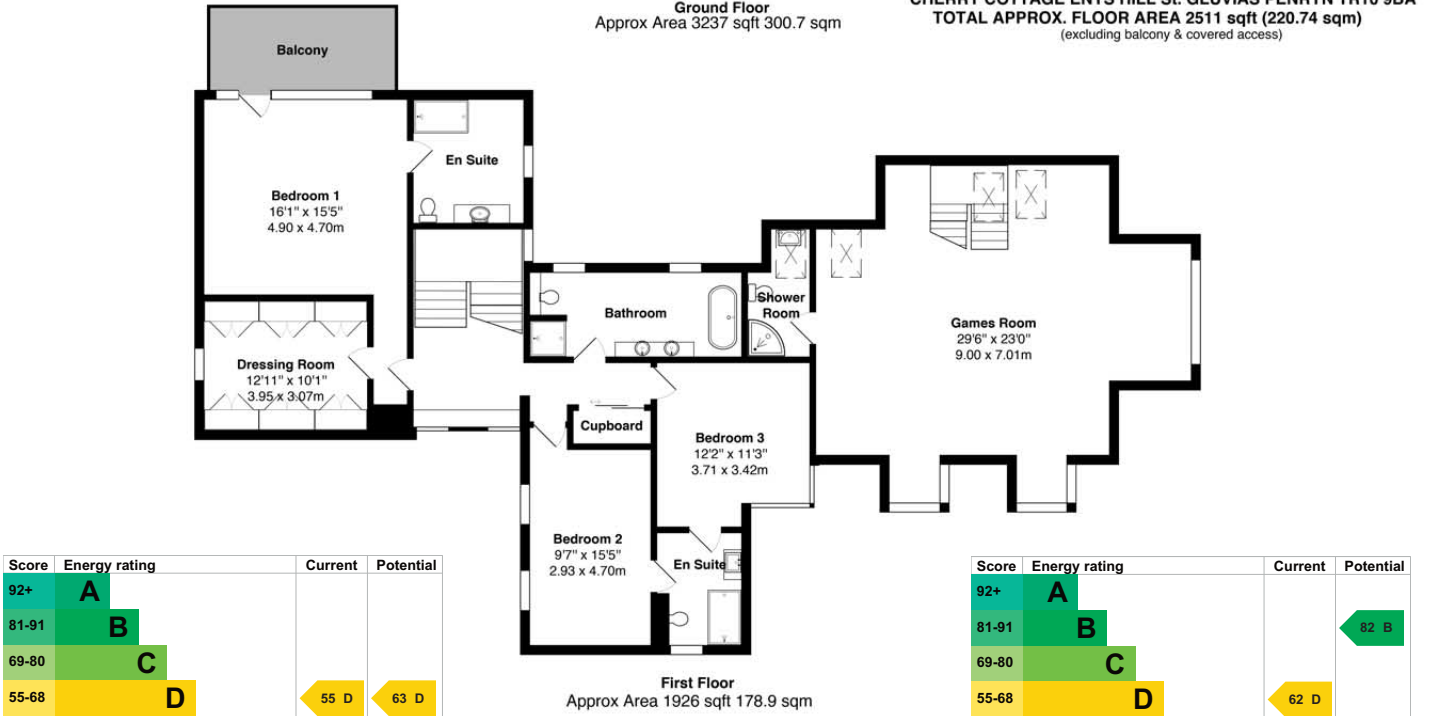
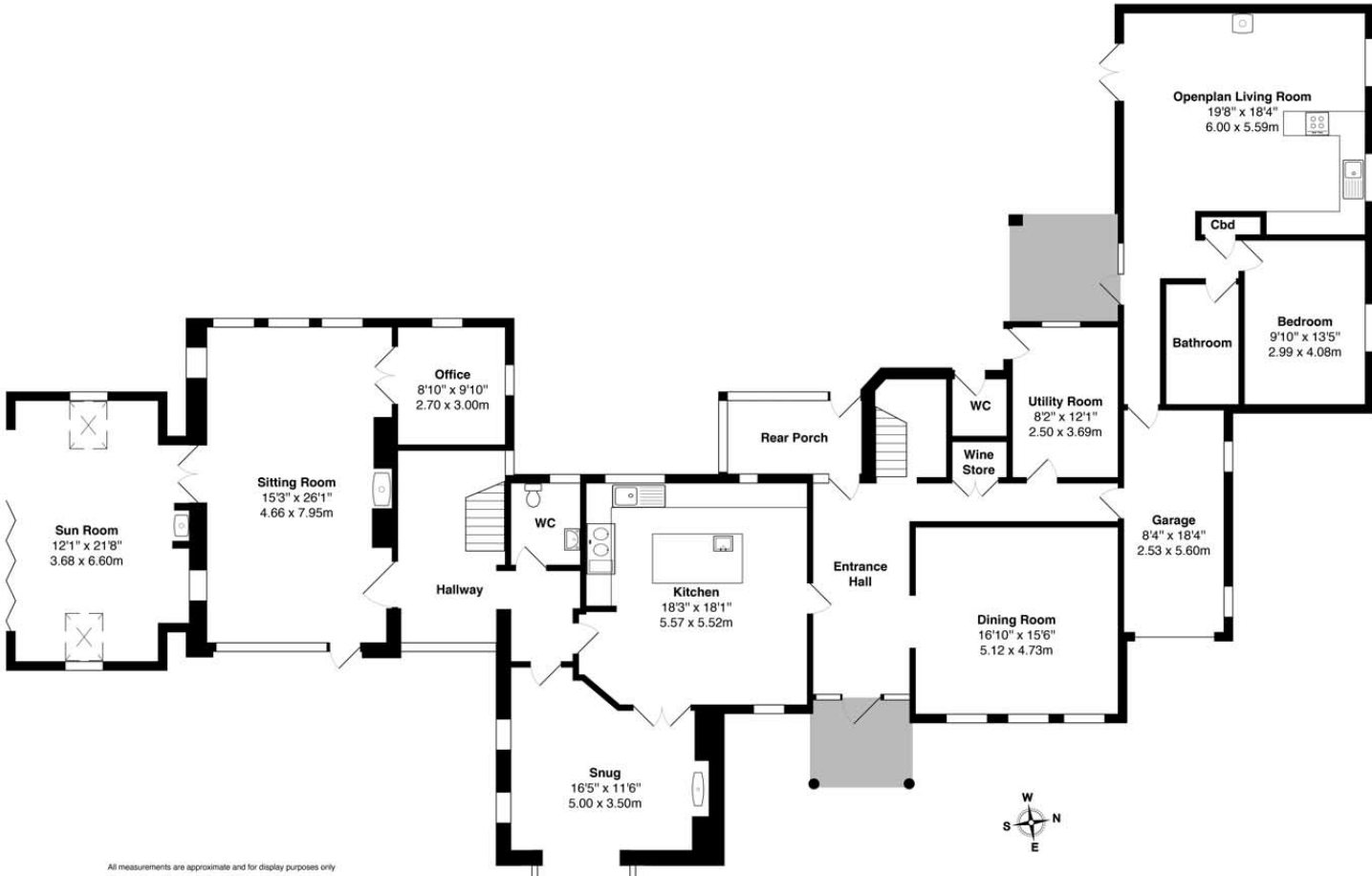
Mains water and electricity and private drainage via a septic tank. LPG fired central heating for the main house and oil fired central heating in the annexe. FTTP (Fibre To The Premises) broadband.

DISTANCES (All distances approximate)

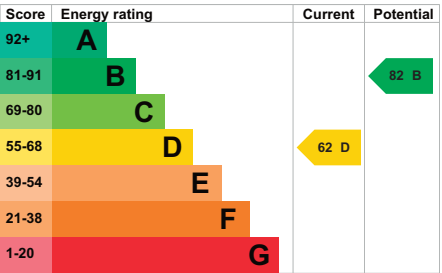
Falmouth University (Penryn campus, Tremough) 1.5 miles, Falmouth 2.5 miles, Mylor Yacht Harbour 3 miles, Truro 8 miles, Cornwall Airport (Newquay) 27.5 miles

WHAT3WORDS LOCATION

///ferrets.plantings.deeply



EPC - Cherry Cottage



EPC - Cherry Cottage Annexe

ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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