

Comfort Road Cottages and Land To The
Mylor Bridge, Falmouth, TR11 5SE
£925,000



Comfort Road Cottages and

Mylor Bridge, Falmouth, TR11 5SE

An incredibly rare opportunity to acquire a development site of approximately 2.5 acres within one of Cornwall's most desirable villages. The plot encompasses 2 cottages (each with 2 bedrooms) in need of modernisation/refurbishment, and in addition, a building plot with outline planning permission for the construction of 2 detached houses along with additional 'amenity' land of around 1.5 acres.

THE COTTAGES

A pair of 2 bedroom cottages requiring modernisation situated along Comfort Road. We believe some prospective purchasers may choose to combine into one larger 4 bedroom cottage. The properties enjoy generous south-facing gardens to the rear and broad courtyard style gardens to the front, as well as space to excavate a large parking area (or build a garage - subject to planning permissions) accessed via a quite lane leading from Comfort Road.

Having been a lucrative source of letting income in recent years, the properties now require internal modernisation or possibly alteration, depending on requirements. Each property features a living room, kitchen/breakfast room, 2 bedrooms and bathroom and have a small low level fence between the gardens, which could be easily removed if one larger dwelling is preferred. Set back from the roadside by a generous front courtyard garden and enjoying a beautiful aspect from the rear in a south westerly direction over the garden to unspoiled countryside surrounding the village.





THE BUILDING PLOTS

Outline planning permission was granted on 19th January 2023 for the construction of 2 detached dwellings. Ref no. PA22/00134. Located to the lower (South side) of the cottages and also benefitting from vehicular access via the 'sweeping' private lane leading from Comfort Road. With outline planning permission currently granted, the buyer will have the option of submitting their own specific design, once the sale has been completed. Each plot enjoys a rear garden and detached garage with parking. Some may wish to allocate a section of the lower 'amenity' land to each dwelling, once constructed, to improve future saleability even further.

ADDITIONAL LAND

A further area of 'amenity' land (of approximately 1.5 acres) is also included within the sale and will also benefit from the same vehicular access as the dwellings. This additional land currently comprising a lightly wooded area, 2 naturally growing meadow areas gently sloping to a stream on the southern boundary. There are also a few basic garages/outbuildings centrally positioned within the site. The eventual owner may wish to allocate sections of this land to each/any of the 4 dwellings, either as a vegetable/kitchen garden, children's play area or simply a peaceful area to enjoy the beautifully natural surroundings.



THE SITUATION

Comfort Road is one of the villages most popular 'non-estate' locations, being just a few minutes walk from the centre of the village, with those situated on the lower side enjoying beautiful south-westerly views over the countryside surrounding the village. Within a 5 minute (relatively level) walk, one can access the creekside and superb village amenities which includes The Lemon Arms public house, village shop, butchers, fishmongers, dentists, hairdressers, primary school and newsagents.

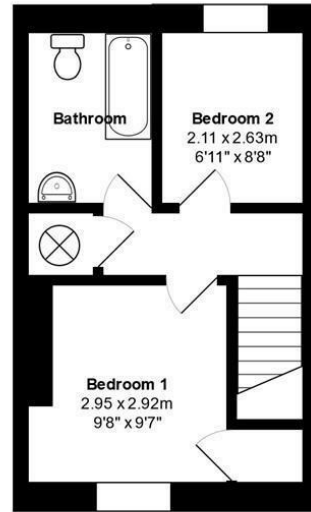
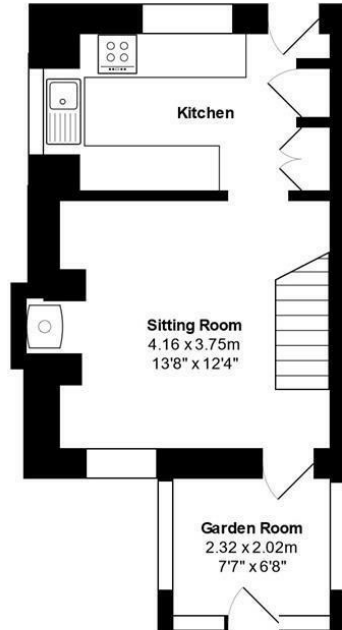


ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains electricity, water and drainage (not verified) are connected to the two existing cottages. Cottages Council Tax - Band C for each property. EPCs - NUMBER 11 - 64 (D) & NUMBER 12 - 60 (D). Possession - Vacant possession with the benefit of no onward chain.

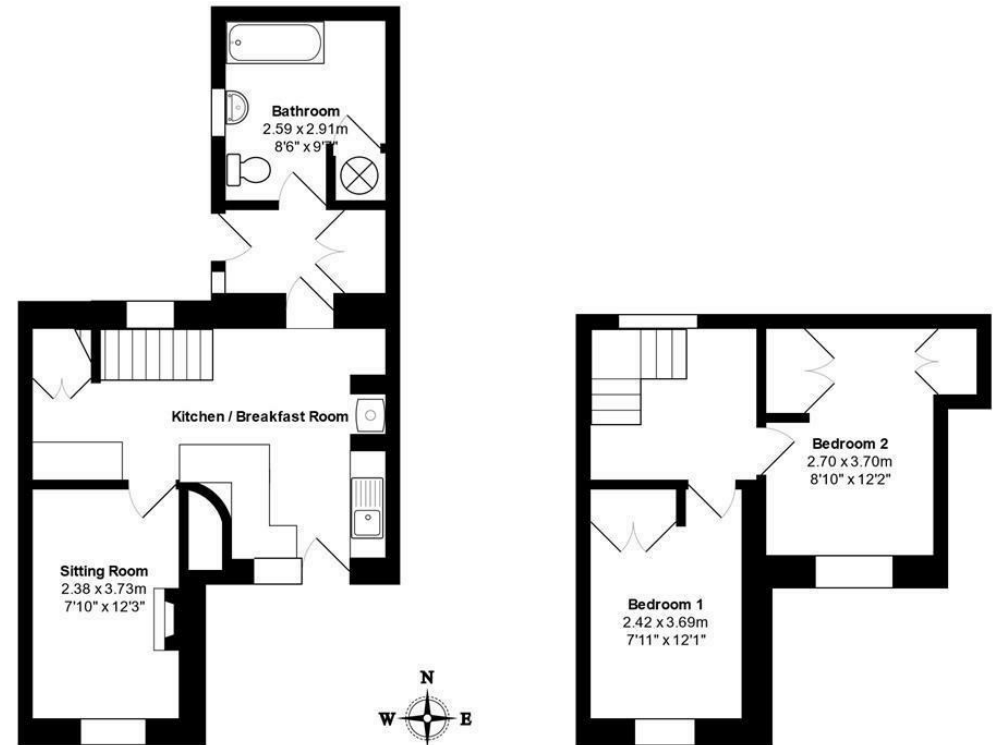
11, Comfort Road, Mylor Bridge, TR11 5SE

12, Comfort Road, Mylor Bridge, TR11 5SE



Total Area: 55.8 m² ... 601 ft²

All measurements are approximate and for display purposes only



Total Area: 51.4 m² ... 553 ft²

All measurements are approximate and for display purposes only

Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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