



TOM WILLS
PERSONAL PROPERTY AGENTS

14 Willow Close
Mylor Bridge, Falmouth, TR11 5SG
Guide price £585,000

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This impressive, detached bungalow features 4 bedrooms and 3 bath/shower rooms, offering spacious and versatile living. The property boasts a totally unexpected and enchanting rear garden, including a former swimming pool converted into a walled garden, two patios with covered verandas, and a serene, slow-flowing stream. Beyond the stream lies an expansive lawn bordering woodland, with another stream further beyond.

The unrivalled outbuildings include a covered boat store, workshop, log store, gym with jacuzzi, sauna and shower room, garage, and boiler room. This extraordinary package of property, outbuildings, and gardens is situated in a tranquil location within one of South Cornwall's most desirable villages.

- 4 bedrooms
- 3 bath/shower rooms
- Large living/dining room plus conservatory
- Glorious views over the garden to woodland beyond
- Masses of outbuildings including a gym/sauna/jacuzzi
- Walled garden plus expansive lawn area with stream
- Driveway parking for many vehicles
- Quiet position
- Exceptional village amenities
- No onward chain





This quite extraordinary bungalow is like nothing we have seen for some time. Although the property is now in need of some modernisation, there has clearly been dramatic alterations and extensions prior to its original construction, both inside and out. This includes (but is not limited to) the following:

- A vast extension to the living room with hardwood sliding doors to the patio and garden
- Addition of a conservatory overlooking the wonderful gardens
- Installation of en-suites shower rooms in two bedrooms
- Construction of many outbuildings including a boiler room adjacent to a Gym with jacuzzi, sauna and shower room
- Installation of solar panels
- Beautifully stocked and tended gardens either side of the stream featuring 2 pedestrian bridges. The previous owner installed a swimming pool, which has now been filled in and provides a lovely private sheltered walled garden area

Aside from the large amount of accommodation and vast gardens, the bungalow is also extremely well positioned in the corner of a popular cul-de-sac on the western outskirts of the village, yet within a 10 minute walk of the shops and creekside.

THE SITUATION

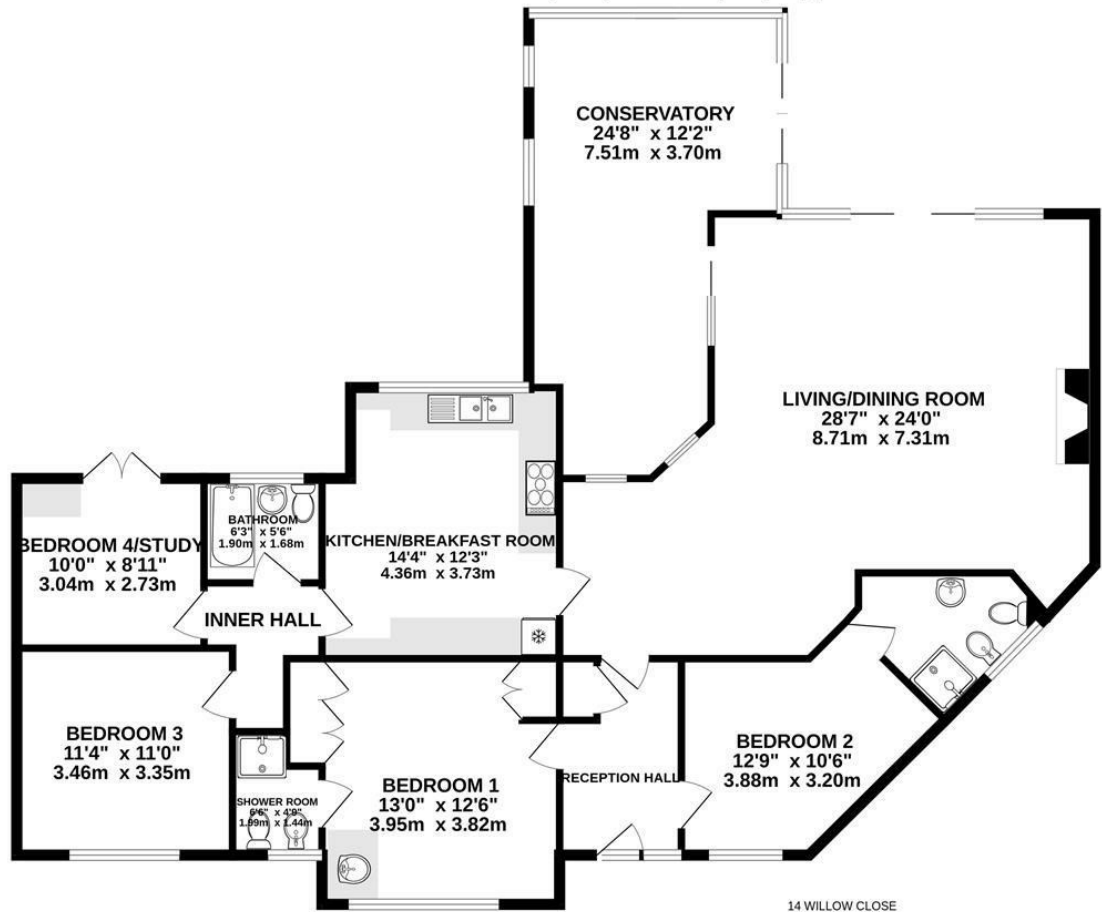
Willow Close is an extremely desirable cul-de-sac, on the western side of the village leading from Comfort Road. Within a 5-10 minute walk, one can access the creek side and superb village amenities which includes a Public House, Village Shop, Butchers, Fishmongers, Dentists, Hairdressers, Primary School and more. Beautiful creek-side walks can be enjoyed to the north and south side of the village, to Mylor Harbour in one direction and Restronguet and The Pandora Inn, in another.

ADDITIONAL INFORMATION

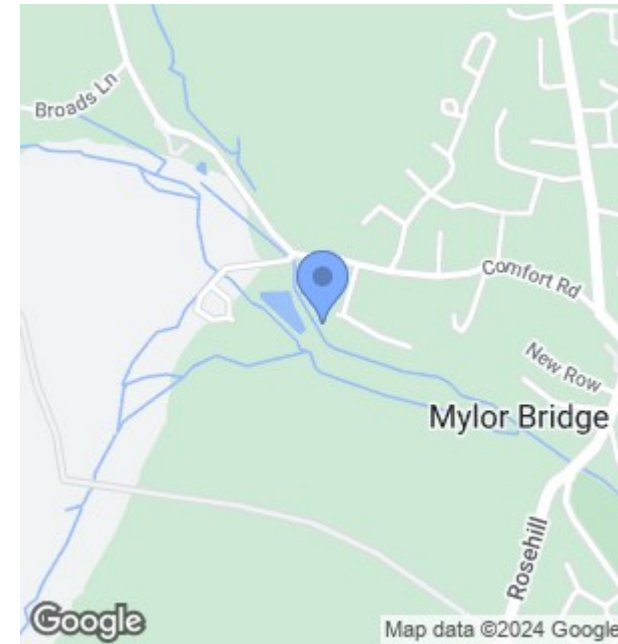
Tenure - Freehold. Possession - Vacant possession upon completion with no onward chain. Services - Mains electricity, water and drainage. Oil fired central heating and solar panels. Council Tax - Band E. EPC rating - 73 (C)



1644 sq.ft. (152.7 sq.m.) approx.



14 WILLOW CLOSE
 TOTAL FLOOR AREA: 1644 sq.ft. (152.7 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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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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