



TOM WILLS
PERSONAL PROPERTY AGENTS

26-27 New Row
Mylor Bridge, Falmouth, TR11 5NB
Offers in excess of £500,000



TOM WILLS

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26-27 New Row

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Tucked away at the head of a quiet lane leading from the village centre, in a completely traffic-free position, a superb semi-detached cottage which has recently undergone a substantial internal re-fit, currently comprising 3 bedrooms, 2 reception rooms plus kitchen/breakfast room and a large sunny rear garden with decked terrace plus an outdoor kitchen/barbecue area.

- Remarkable rear garden
- 3 bedroom period cottage
- Beautifully modernised and restored
- Traffic-free position
- Yards from a free public parking area
- Spacious yet cosy
- Kitchen with bi-folding doors
- Utility and ground floor shower room
- Part vaulted entrance area
- Highly sought-after village by the creek





26-27 New Row, as the name implies was, we believe, originally two cottages, now an extremely well-proportioned and intriguing property which has recently been subject to substantial interior upgrades, including refitting of the shower room, re-plastering and decorations, new flooring, a superb re-fitted kitchen, new electrics and more.

One of the main assets of the property is the garden. A tranquil and remarkably large gently sloping lawn area interspersed with tropical and native plants, trees and shrubs including acers and tree ferns. Towards the foot of the garden and rear boundary a superb barbecue and patio area has been constructed with an outdoor kitchen and purgola adjacent to a storage shed and former chicken coup.

THE SITUATION

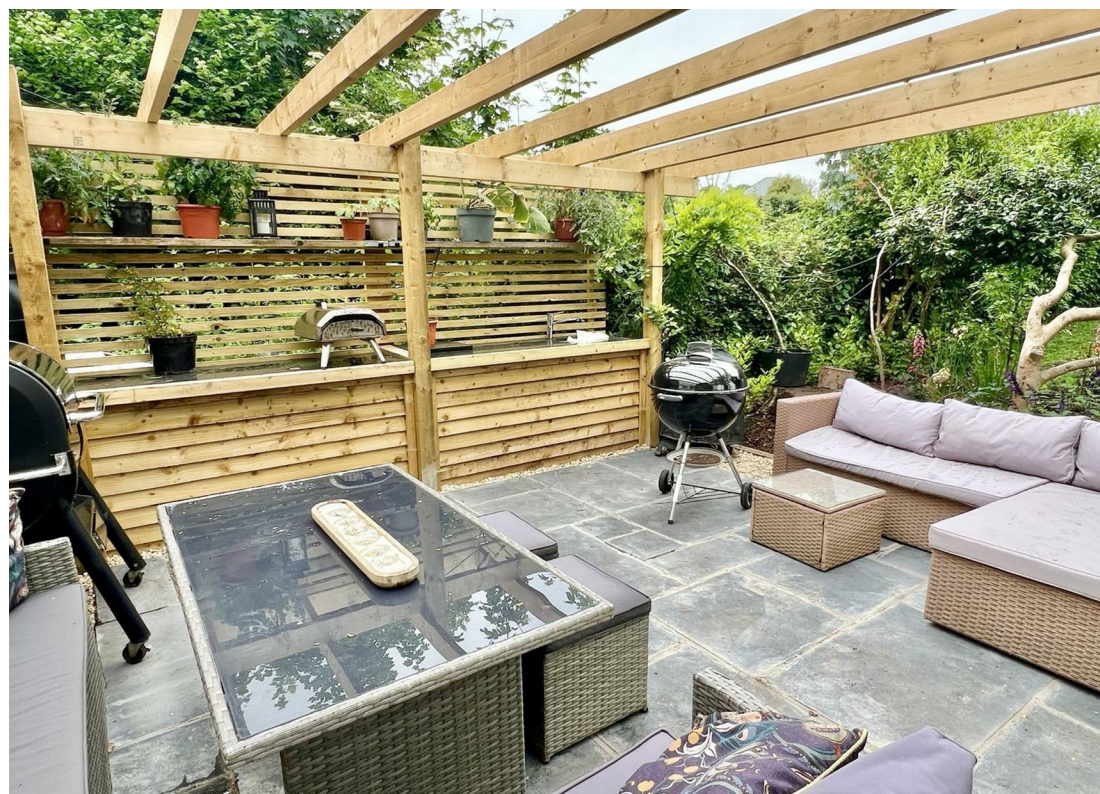
New Row is an extremely desirable and quiet residential lane leading directly off Lemon Hill adjacent to the village stores. Consequently access to Mill Quay and the Creekside is just a few minutes away, where there are connecting footpaths to Mylor Harbour (30 minutes walk) and around the headland to Restronguet Passage, home to the famous 'Pandora Inn' (45 minutes walk). The village is extremely well-served, with a Primary School, Public House, Village Stores, Fishmongers, Butchers, Dental Surgery, Hairdressers and GP Surgery.

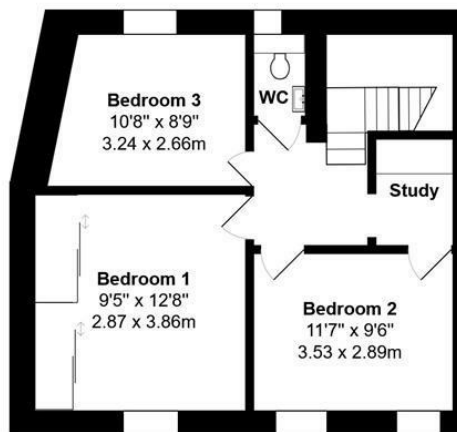
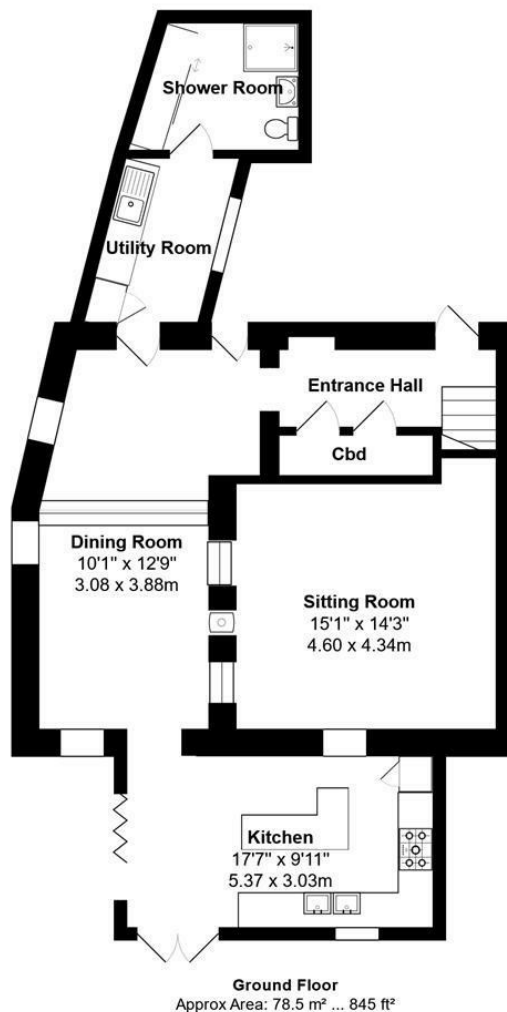
ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains electricity, water and drainage. Council Tax - Band C. Possession - Vacant possession upon completion to coincide with our client's onward purchase - to be confirmed. VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.

DIRECTIONS TO THE PROPERTY

Please park in the car park opposite the village stores as far down as possible. Towards the head of the public parking is a small pedestrian path which leads to the upper side of New Row and the entrance to the property is situated in the corner of an enclave of cottages. .

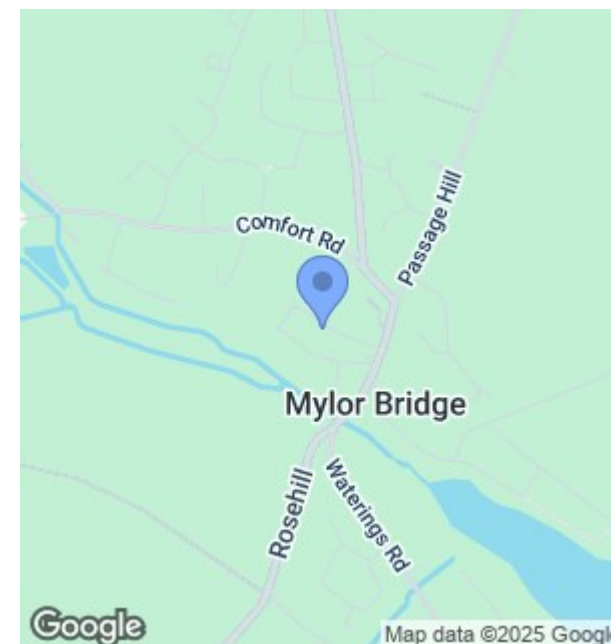




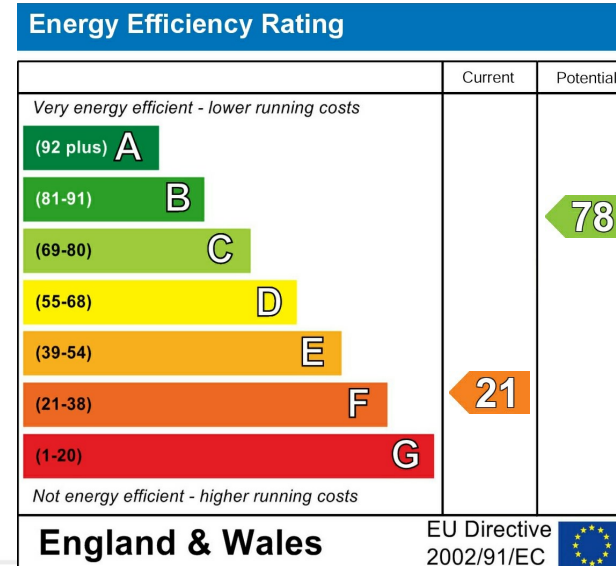
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Total Approx Area: 128.7 m² ... 1385 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Graph



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.