



**Blacksmiths Cottage, Mylor Bridge, TR11 5ND**

**Guide Price £595,000**

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**EXCLUSIVE**







# BLACKSMITHS COTTAGE, MYLOR BRIDGE, TR11 5ND

**GUIDE PRICE £595,000**

Hunters West Cornwall is delighted to present Blacksmith's Cottage, a magnificent double-fronted, grade two listed home nestled in the heart of Mylor Bridge. Beyond its elegant granite and stone frontage, you'll discover light and spacious 3/4 bedroom accommodation, a generous garden enjoying a good degree of privacy, ample parking for multiple vehicles, and a convenient garage. We recommend booking an appointment to view at your earliest convenience, to avoid missing out.





### The Property

As you journey along Lemon Hill, crossing the bridge and catching a tantalising glimpse of the river and Mylor Creek stretching out before you, you'll soon see Blacksmith's Cottage on your right-hand side. This property emanates an irresistible aura of character and charm, featuring stone elevations adorned with expertly crafted granite lintels and quoins. The character is further accentuated by the presence of box-sash windows and a classical-style flat-top door surround, creating a truly enchanting aesthetic.

Step inside and we'll start the property tour in the heart of the home, the sitting room. Here, two padded window seats beckon you to sit down and relax, they're simply splendid spots for basking in natural light or reading a good book on a rainy afternoon. The centrepiece of the room is the wood-burning stove, embraced by a charming brick surround and set upon a slate hearth. Stretching over 27 feet, this room effortlessly marries the advantages of a bright and open living space, with the intimate embrace of a homely atmosphere. Doors lead to the kitchen/ diner and the second reception room.

Step through the glass panel French doors and you enter into the expansive kitchen/ dining room. Bathed in natural light from dual aspects, this generously proportioned space serves as the epicentre of domestic life. It's



a place where culinary pursuits, family meals, and the art of entertaining guests seamlessly converge. The kitchen boasts a versatile array of cabinets, offering ample storage, while the generous expanse of countertops is perfect for preparing even the most preparation intensive of meals.

A second reception room has the potential to become a ground-floor fourth bedroom, perhaps ideal for a dependent relative or guest. Leading off this room is a charming conservatory, a sunlight space connecting you to the garden outside. Also on the ground floor you will find a rear porch and wc.

A feature turn staircase leads to the first floor. Here you will find a trio of light and spacious bedrooms, alongside a well-appointed bathroom.

### The Outside Space

The renowned impressionist painter Claude Monet once declared, 'My garden is my most beautiful masterpiece.' Embracing this sentiment, you'll find ample potential here to craft your own outdoor masterpiece. The garden extends generously to the rear and side of the property, providing a private and secluded sanctuary. Additionally, there is a spacious gravelled driveway, offering parking for multiple vehicles, and potentially accommodating even larger additions like a motorhome or boat. To top it





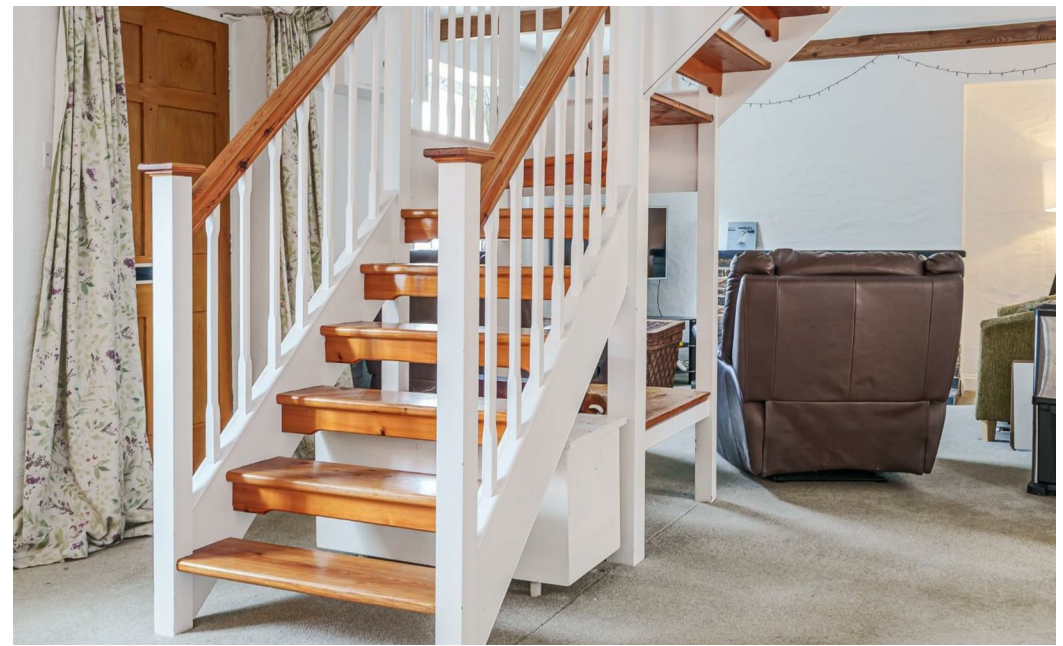
off, there's a convenient garage to complement this impressive outdoor space.

#### The Location

Discover the allure of Mylor Bridge, a pretty village ensconced in the stunning Cornish countryside.

It epitomises the quintessential British village lifestyle, seamlessly melding the beauty of nature, rich maritime heritage, and a close-knit community ethos. Stroll along its charming streets, where a delightful array of shops and essential services cater to your needs. Here, a sense of community flourishes, crafting an inviting and neighbourly ambiance that's hard to find now-a-days. Just a stone's throw away, the picturesque Mylor Creek awaits, promising moments of scenic tranquillity and recreational opportunities.

Within approximately four and half miles you will find Falmouth. Nestled on the southwestern coast of Cornwall, Falmouth is a coastal gem boasting maritime heritage and breathtaking natural beauty. This vibrant town boasts one of the most picturesque harbours in the UK, offering a playground for sailing enthusiasts and a stunning backdrop for all. Falmouth's coastline



reveals a treasure trove of pristine beaches, perfect for basking in the sun or romantic walks. The town itself is a hub of activity, with a bustling waterfront, an array of charming shops, and a thriving arts and culture scene. Immerse yourself in the town's rich history with visits to the National Maritime Museum and Pendennis Castle, or simply unwind and enjoy the stunning scenery along the South West Coast Path. Falmouth truly offers a delightful fusion of coastal splendor, cultural richness, and a laid-back atmosphere, making it an idyllic destination for visitors.

#### Useful Information

EPC Rating 'E'

Council Tax Band 'E'

Services: Mains water, electricity and drainage. Oil fired central heating.

#### Agents Note 1

Please refer to pre-application advice (PA23/00164/PREAPP) regarding alterations to the property which do not appear to have listed building consent (windows). Our sellers solicitor informs us that indemnity insurance for this matter is available.



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | 80        |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   | 42                         |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01736 800919 | Website: [www.hunters.com](http://www.hunters.com)

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