



21 Trevellan Road, Mylor Bridge, Falmouth, TR11 5NE

Guide Price £850,000

Positioned midway along one of Mylor's most renowned and sought-after private roads, envied for a sunny southerly aspect, commanding an elevated vantage point providing far-reaching views across the creek; a generously proportioned, detached bungalow offering 3 double bedroom (2 en-suite) accommodation, benefiting from well established and beautifully maintained front and rear gardens, garage, plentiful driveway parking and the added appeal of excellent proximity to all village amenities, only a few minutes' walk from the front door. With properties rarely available on this particular road, an internal viewing is highly recommended!

Key Features

- Well maintained detached property
- 3 double bedrooms, 3 shower rooms
- Elevated position with sunny southerly aspect
- Garage and plentiful driveway parking
- Highly desirable location
- Views of Mylor Creek
- Landscaped front and rear gardens
- EPC rating E



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

From the brick-paved driveway, level access onto a broad slate terrace leads to a glazed sliding door, opening into the:-

PORCH

11'10" x 11'6" (3.61m x 3.51m)

Glazed to three sides and pitched tiled roof, far-reaching viewings including 'snap shot' view of the creek and across the playing field. Carpeted flooring with oak-effect edging, hanging light. Opening with courtesy handrail leading to an obscure glazed door opening into the:-

HALLWAY

12'10" x 5'3" (3.91m x 1.60m)

Radiator, ceiling light, Honeywell heating thermostat. Access to, in clockwise order, bedroom one, bedroom two, shower room, opening to dining room, and panelled door into the:-

LIVING ROOM

21'3" max x 14'9" into bay (6.48 max x 4.50m into bay)

A surprisingly broad and bright living area with wide walk-in bay window providing views, supplementary window to far side. Reduced ceiling height to far side. Focal point fireplace with oak-style surround and tiled hearth. Three radiators, TV aerial point, elaborate ceiling lights.

INNER RECEPTION AREA

12'6" x 11'6" (3.81m x 3.51m)

Turning staircase rising to first floor level, under-stair cupboard with master heating thermostat, further cupboard adjacent. Cloaks cupboard WITH coat hooks, ceiling light, hanging rail and shelving, ceiling light. Opening to kitchen and broad opening to the:-

DINING ROOM

10'4" x 7'10" (3.15m x 2.39m)

Double aspect with uPVC casement windows to rear elevation and broad obscure glazed window to side elevation. Two radiators, master BT Open Reach telephone hub point, elaborate ceiling light.

KITCHEN

13' x 9'10" (3.96m x 3.00m)

A double aspect and exceptionally bright kitchen providing a vast array of modern fitted units, set under a roll-top worksurface with multi colour tiled splashback, inset one and a half bowl sink with drainer, mixer tap and filter tap. Belling electric oven and additional grill, four-ring electric hob over and stainless steel extractor, washing machine, fridge/freezer. Inset downlights, radiator, tile-effect flooring. Opening into the:-

UTILITY ROOM

8'3" x 4'7" (2.51m x 1.40m)

Worksurface to two sides, matching cupboard units under. Belfast sink, multi colour splashback to floor level, plumbing for dishwasher/washing machine, fridge/freezer. Glazing to two sides offering vast amounts of natural light, obscure polycarbonate ceiling. uPVC rear door with part clear glazed panel providing access onto the rear patio and garden.

FAMILY SHOWER ROOM

Low flush WC, ceramic sink with mixer tap set in vanity unit

with cupboards under, corner shower cubicle with mains-powered shower, courtesy handrail, seat and shower curtain. Radiator, inset downlights, extractor fan. Obscure glazed window. Tiling to three quarter height, strip light with shaver socket. Tall shelved cupboard.

BEDROOM THREE

12'5" x 10'11" (3.78m x 3.33m)

Of excellent proportions with window to rear elevation, radiator. Ceiling light, panelled door to:-

EN-SUITE SHOWER ROOM

A modern white three-piece suite comprising a low flush WC, ceramic sink with mixer tap set in vanity unit with cupboards under, corner shower cubicle with Mira Jump electric shower and curved sliding shower doors. Three quarter height tiling, obscure glazed window to rear elevation, strip light with shaver socket. Radiator.

BEDROOM TWO

14'8" into bay x 12'5" max (4.47m into bay x 3.78m max)

A generously sized double bedroom with walk-in bay window providing an outlook over the well maintained front garden, rooftops of Trevellan Road and 'snap shots' of the creek in between. Ample space for bedroom furniture, two radiators, hanging light, elaborate wall lights.

FIRST FLOOR

SMALL LANDING

Ceiling light, Velux window. Sliding door opening into storage space with shelf, hanging rail and light. Folding door into:-

BEDROOM ONE

12'5" into bay x 8'6" max (3.78m into bay x 2.59m max)

Walk-in dormer with double glazed casement windows enjoying sensational views over the creek and rooftops of Mylor village. A double room with shelved recess, radiator, low level storage cupboard with hanging rail. Panelled door to:-

EN-SUITE SHOWER ROOM

A clever use of the remaining space, set with the contours of the roof, a modern suite comprises a low flush WC, ceramic sink with mixer tap set in vanity unit, fully tiled shower cubicle with mains-powered shower and clear glazed shower room. Recess with deep shelf and cupboard under. Strip light, shaver socket, Velux window. Radiator, towel rail. Tiling to mid-point, extractor fan.

THE EXTERIOR

FRONT GARDEN AND DRIVEWAY

From private Trevellan Road, a brick-paved driveway provides parking for several vehicles, leading to a terrace and landscaped frontage, with central shallow steps rising to a slate terrace, complementing the front of the property with broad area providing excellent sitting-out space and suitable for an array of garden furniture. Stocked raised beds feature many bushes, shrubs and plants, leading to a delightful area of well maintained lawn with established boundaries displaying a wonderful array of colour and, most notably, allowing a degree of privacy.

REAR GARDEN

A broad area with two distinct levels, comprising patio laid to red brick-effect tiling, garden shed, steps with handrail providing access onto the raised lawned garden, backed by a granite low level wall planted with an array of shrubs and bushes, with raised planters. Substantial 'greenhouse' with glazed sliding door, potting bench and further planters. Oil storage tank. Timber fencing to boundaries. Storage cabinet. Garden pathway extending around the property, with timber door leading into the:-

GARAGE

22'5" x 8'6" (6.83m x 2.59m)

Swing doors to the front, floor mounted Worcester oil boiler, power, light and further storage space in roof, fridge.

GENRAL INFORMATION





Floor Plan

Trevellan Road, TR11

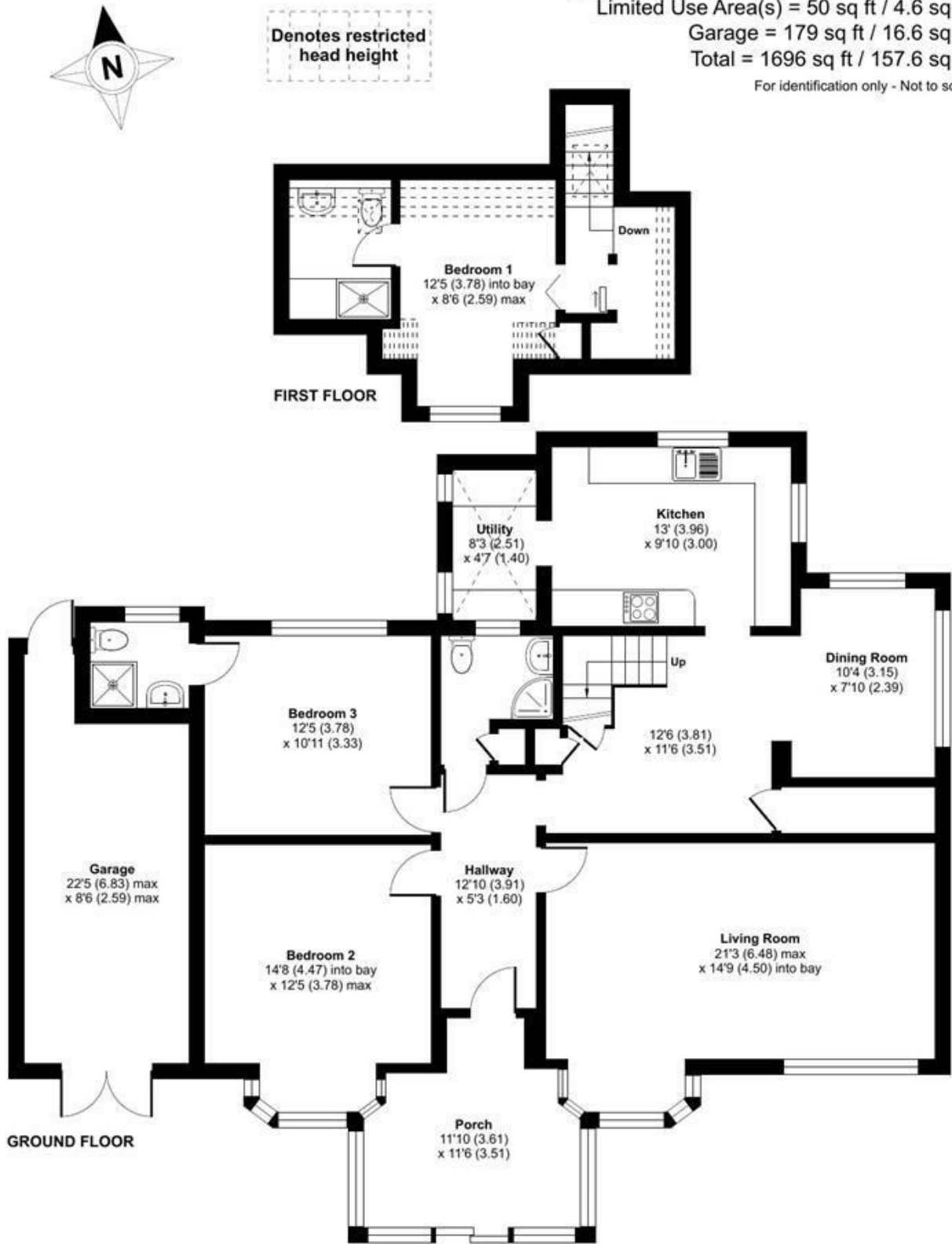
Approximate Area = 1467 sq ft / 136.2 sq m

Limited Use Area(s) = 50 sq ft / 4.6 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 1696 sq ft / 157.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Laskowski & Company. REF: 1020616