



Mill House, School Hill, Budock Water, Falmouth, TR11 5DJ

Guide Price £470,000

Conveniently positioned for all Budock village amenities yet 'tucked away' along a little known lane, an intriguing streamside mill house offering characterful 3 bedroom accommodation arranged over ground and first floors, incorporating an open-plan kitchen/diner, cosy living room with wood-burning stove, triple aspect principal bedroom with en-suite shower room, and the addition of a tiered sub-tropical garden to the rear with a contemporary external studio and double garage.

Key Features

- Idyllic former mill with streamside courtyard
- 'Tucked away' position within close proximity to village centre
- Living room with wood-burning stove
- Double garage providing storage and parking
- Semi-detached
- 3 bedrooms, triple aspect principal room with en-suite
- Landscaped and tiered rear garden with external studio
- EPC rating D



THE ACCOMMODATION COMPRISES

From the slate paved front terrace, a granite threshold with step rises to a hardwood front entrance door with clear glass panes and exterior courtesy light. Leading into the:-

RECEPTION HALLWAY

Inset coir matting and oak flooring. A broad reception hallway with wall mounted coat hooks, inset downlights, radiator, turning staircase rising to first floor level, cupboard under with light. Small pane casement doors providing access into the kitchen/diner and living room. Oak door leading to:-

GROUND FLOOR WC

Low flush WC, wall mounted wash hand basin with mixer tap and tiled splashback. Obscure glazed casement window, radiator, tiled flooring, extractor fan, ceiling light.

LIVING ROOM

A particularly cosy living room with light borrowed from the reception hallway and, to the front elevation, recessed small pane double glazed casement windows providing an outlook over the front terrace. Ceiling light, radiator. Central wood-burning stove set on a broad slate hearth, with broad recess to one side providing built-in open shelving, and to the other narrow open shelving.

KITCHEN/DINER

A bright double aspect room with two sets of clear glazed casement doors to the front and side elevations, two sets of small pane casement windows to the front and side elevations. A superb family room providing much natural light, and allowing access onto the broad and paved side and front terrace.

KITCHEN AREA

A modern fitted kitchen comprising an array of cupboards and drawer units set under an oak worksurface with oak shelving over. Fitted appliances to include stainless steel Bosch extractor fan. Pattern tiled splashback, space and plumbing for dishwasher, space for fridge. Inset stainless steel sink with mixer tap and drainer, inset downlights, oak flooring. Open to the:-

DINING AREA

Continuation of oak flooring, inset downlights. Casement doors and windows. A broad area suitable for family gatherings, social occasions etc. Two radiators, small pane doors to reception hallway. Door to:-

UTILITY ROOM

Wall mounted Gabarron boiler providing domestic hot water and heating. Counter space with space and plumbing for washing machine and freezer. Radiator, pattern tiled flooring, built-in over-counter shelving. Door to rear terrace.

FIRST FLOOR

REAR LANDING

Galleried to stairwell below, with recessed small pane double glazed window to rear elevation, built-in shelving over stairwell. Ceiling light, loft hatch. Stripped timber doors leading to family bathroom and bedrooms two and three.

BEDROOM TWO

Stripped timber flooring, double bedroom with recessed small pane casement window providing an elevated outlook over the neighbouring gardens. Ceiling light, radiator. Floating shelving.

BEDROOM THREE

Another double bedroom with recessed small pane double glazed casement window to rear elevation, deep sill and outlook over the rear tiered garden. Corner alcove with built-in shelving, radiator, ceiling light.

FAMILY BATHROOM

Painted timber flooring. Modern white three-piece suite comprising a pedestal wash hand basin with tiled splashback, low flush WC, bath with tiled side panel, glazed shower screen and ancillary curtain, mixer tap and mains-powered Mira Combiforce shower. Inset downlights, heated towel rail, recessed small pane double glazed window with deep sill and exposed feature stone reveals.

FRONT LANDING

Currently utilised as a dressing area with deep recess providing hanging space, radiator, shelf. Loft hatch, ceiling light. Secondary recess with further shelving. Oak panel door leading to:-

PRINCIPAL BEDROOM SUITE

An exceptionally bright, triple aspect main bedroom, spanning the full depth of the property, with four small pane casement windows to front and side elevations, together with a clear glazed door to the rear providing direct access via a timber deck onto the landscaped and tiered rear gardens. Offering plentiful space and an airy open outlook to three sides, this room, without question, is an exceptional addition to this wonderful property. Two radiators, inset downlights, high level display shelf. Oak panelled door to:-

EN-SUITE SHOWER ROOM

A modern suite comprising low flush WC, pedestal wash hand basin with mixer tap, double width shower cubicle with clear sliding shower door and mains-powered Mira Combiforce shower. Natural tiling to floor, sink and shower areas. Mirror with contemporary light over, heated towel rail, extractor fan, inset downlights.

THE EXTERIOR

LOWER TERRACE

Enclosed and accessed immediately via the kitchen/diner, a level and broad area of paving, circulating the property to three sides. To the front, a raised section of decking bordered by a stone wall and small timber outbuilding providing useful dry storage. Side timber access gate allowing entry and exit to the property. Contemporary timber posts with clear glass panelling surround a free flowing stream showcasing the idyllic nature of this unique home. To the side, contemporary paving and retaining wall lead around the rear of the property, offering further storage space with timber stairs rising to:-

RAISED REAR DECKING AND TIERED SUB-TROPICAL GARDEN

Without doubt, the highlight of the property, comprising a

lower timber deck spanning the width of the property, with access provided to the rear of the principal bedroom, steps rise to an upper tier with an array of sub-tropical plants surrounding, creating a lush green environment. Characterful wooden sleepers create low lying retaining walls with one side of the upper tier and, the other, an upper section of lawn, vegetable patch and further raised beds. Enclosed surroundings comprise timber fencing, stone walling and mature boundaries, creating a wonderful sun trap, offering plentiful sunlight throughout the day.

MODERN TIMBER CLAD BRICK OUTBUILDING

Clear glazed casement doors to the front, a particular asset to the property, providing power and light. Two tall windows to front and side elevations. Ideal for those discerning purchasers wishing for an external studio/office or hobby space.

GARAGE

Situated along the access lane to the property, the last building on the left-hand side, before the first timber gate. A double garage with open entranceway and corrugated sheet roofing. Offering excellent storage space and parking for up to two vehicles.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected to the property. Wet electric central heating. Telephone points not installed.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

AGENT'S NOTE

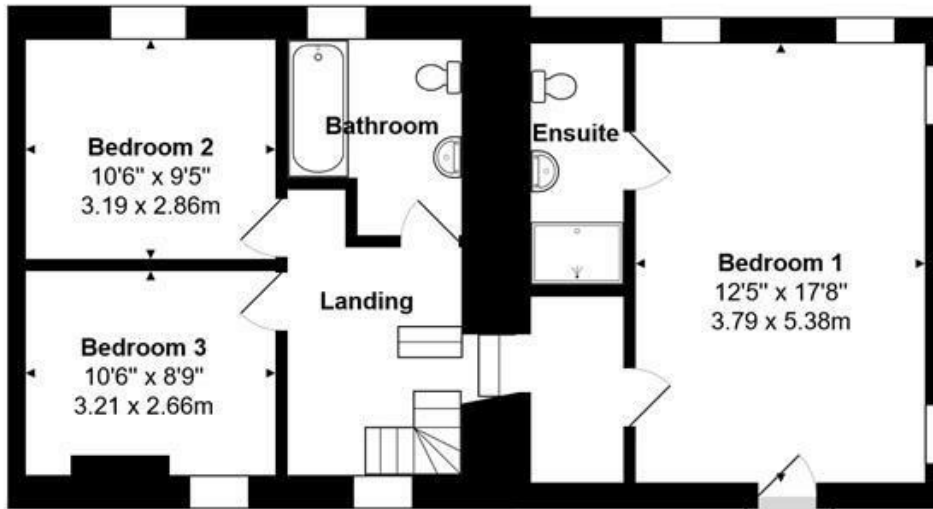
Prospective purchasers should be made aware that access over the front terrace is retained by the neighbouring property, to the timber side gate leading to a private garden adjacent, solely for the enjoyment of the neighbouring property.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



First Floor
Apprx Area: 59.0 m² ... 635 ft²



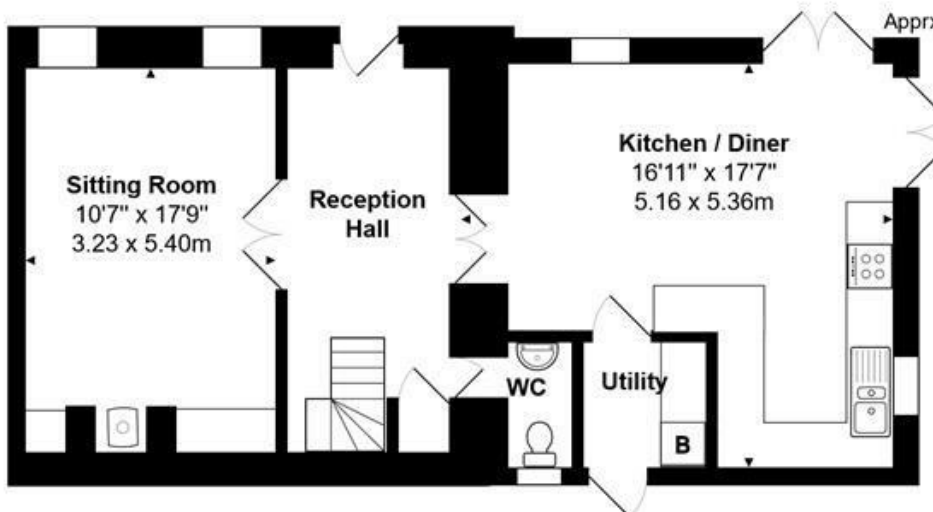
Total Apprx Area: 128.0 m² ... 1378 ft²

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All measurements are approximate and for display purposes only



Garden Room
Apprx Area: 11.7 m² ... 125 ft²



Ground Floor
Apprx Area: 68.9 m² ... 742 ft²