



# Chy Lyn

MYLOR BRIDGE ■ FALMOUTH ■ SOUTH CORNWALL ■ TR11 5SE



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COMFORT ROAD ■ MYLOR BRIDGE ■ FALMOUTH ■ TR11 5SE

Village centre - 0.4 miles ■ Mylor Yacht Harbour - 2 miles  
Falmouth - 4 miles ■ Truro city - 8 miles  
(distances are approximate)

A stunning, detached, individual 'Eco-home' on the outskirts of the highly sought-after and extremely well served creekside village of Mylor Bridge, set within exquisite grounds of approximately 3.5 acres including formal gardens, lakes and woodland.

A unique yet highly convenient location.

Constructed to a high specification c. 2012

Economic geothermal heating and supplementary solar panelling

Light, airy, reverse-level accommodation

Extending to approximately 2,750ft<sup>2</sup> plus garaging

4/5 bedrooms, 3 well appointed bath/shower rooms

Double height reception hall with supplementary lift access to the first floor

Magnificent open-plan 52'9" living room opening onto a south-facing balcony

Ample parking, double car port and garage/workshop

**Breathtaking gardens of approximately 3.5 acres ■ Freehold**





## The Location

'Chy Lyn' is situated on a private lane, on the western edge of Mylor Bridge. This village is, undoubtedly, one of the most sought-after locations anywhere along the south coast of Cornwall, by virtue of its creekside position, proximity to the favoured towns of Falmouth and Truro, short driving distance to Mylor Yacht Harbour – the county's pre-eminent boating location, and its unrivalled amenities, all of which are within just a few minutes' walk away. These include a highly regarded primary school, church, hairdressers, newsagents, general stores, public house, butchers, fishmongers, doctors surgery, regular bus service, active community hall, and various sports clubs.

A beautiful walk along the northern bank of Mylor Creek leads to Greatwood, the shoreline of the Carrick Roads and, beyond, to Restronguet Passage, home of The Pandora Inn. Sailing and water sports facilities abound in the area with moorings available on Mylor Creek upon application, and Mylor Yacht Harbour providing full pontoon, laying-up and maintenance facilities, thus providing ease of access onto what are widely regarded as the country's finest day-sailing waters – the Fal Estuary with its creeks, sheltered Falmouth Bay and the Helford River etc.



## The Property

Constructed c. 2012 to a striking 'Eco-home' design, 'Chy Lyn' provides light, well proportioned and versatile four/five bedroom accommodation, reverse-level, to provide what is an exceptional, open-plan, first floor living area, the full breadth of the house, fully glazed along the southern elevation, with clearly designated lounge, dining and kitchen areas, all of which overlook the beautiful lakes, gardens and grounds.

High levels of insulation combined with a water source heat pump and supplementary solar panelling (which produces a Feed In Tariff of approximately £2,500 pa) provide low running costs to a home which is also naturally warm when the sun is lower in the winter months, and slightly more shaded in the summer.

Throughout, there are many high quality features including oak flooring, oak staircase with glazed balustrading, double height reception hall, internal lift to provide ease of access to the first floor if required, oak internal doors with matching architraves and skirtings, inset downlighting, under-floor heating with individual thermostatic controls, fully double glazed windows and doors, tasteful white sanitary ware with complementary tiling, wired-in Sonos sound system, and air recirculatory system.

The current owners, a retired couple, utilise two of the ground floor double bedrooms as 'his and her' studies, yet the house is equally suitable for a growing family, wanting to live in one of Cornwall's finest village locations.





## The Gardens & Grounds

Wow! – the beautifully tended, extensive and well enclosed gravelled forecourt, which provides ample parking for numerous vehicles in addition to a double car port with garage and workshop, is an impressive introduction to 'Chy Lyn', but gives no indication of the extent and beauty of the remarkable gardens on the southern side of the house across which all main rooms and broad first floor balcony overlook.

There are formal lawned areas with paved and gravelled terraces and patios and, then, two extensive lakes with circular pathways surrounding, bordered by beautifully stocked shrubberies. A fast flowing stream bisects the grounds, the western side of which are laid mainly to natural wet woodland, which border open farmland in the ownership of the Enys Estate.

**In all, these gardens and grounds extend to approximately three and a half acres or thereabouts.**



## General Information

### SERVICES

Mains electricity and water are connected to the property. Geothermal water source heating, supplemented by 3.6 kw solar panelling which, in the years 22/23 and 23/24 have provided a Feed In Tariff of between £2,500 and £2,800 per annum respectively. Private Bio-Tank sewerage system – an aerated digester meaning Water Rates are vastly reduced. Superfast broadband is, we understand, available in the postcode.

### COUNCIL TAX

Band G – Cornwall Council.

### TENURE

Freehold.

### POSSESSION

Immediate vacant possession with the owners potentially able to offer no onward chain, if required, subject to negotiation.

### VIEWING

Strictly and only by telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

### DIRECTIONAL NOTE

Proceed into the village of Mylor Bridge from the direction of Falmouth, passing directly over the mini roundabout at the head of the creek, and up Lemon Hill, passing The Lemon Arms on the left-hand side. Then take the next turning left onto Comfort Road, passing the school on the left-hand side. Continue along Comfort Road until reaching the very edge of the village where you turn left onto a Private Road with a signpost to Comfort Garage. 'Chy Lyn' will then be found after a short distance on the left-hand side.



## Chy Lyn

Approx. Gross Internal Area

Ground Floor: 1427 sq ft / 132.6 sq m

First Floor: 1327 sq ft / 123.3 sq m

**Total Approx. Area: 3343 sq ft / 310.6 sq m**



