



## Crill Cottage, 2 Lemon Hill Gardens, Mylor Bridge, Falmouth, TR11 5NR

Guide Price £318,500

Occupying a prime, central and extremely convenient position in the 'heart' of this extremely well served and highly sought-after creekside village, a semi-detached cottage-style home, located in a small, select courtyard of just 15 homes built by renowned builders Rosemullion Homes, specifically for over 55's. Offered with immediate vacant possession and no onward chain.

### Key Features

- Semi-detached village home
- Small, select retirement complex for over 55's
- uPVC double glazing and Propane gas fired central heating
- Private allocated off-road parking
- 2 bedrooms
- Close to the head of the creek
- Well maintained and presented throughout
- EPC rating E



## THE PROPERTY

Lemon Hill Gardens was built by the highly regarded local construction company - Rosemullion Homes of Truro, and Gardens comprises just fifteen properties arranged around an attractive courtyard, with 'Crill Cottage' having the advantage of direct level access from its own private parking space immediately to the rear, as well as a private gate with access onto Passage Hill and the village's excellent day-to-day amenities.

An annual maintenance charge of £360 covers maintenance and cleaning of common parts, together with lighting, gardening, and management of access roads, paths and common land, thus helping 'Crill Cottage' to provide easy low maintenance living but with the benefit of its own independent access, private gardens and frontage to the village. A more conveniently positioned retirement home in one of south Cornwall's most sought-after villages is hard to imagine and, therefore, we strongly recommend all interested prospective purchasers arrange an early viewing appointment.

## THE ACCOMMODATION COMPRISES

### SHELTERED ENTRANCE

Brick pavia pathway and steps with handrail to the covered entrance, with double glazed and leaded uPVC door opening into:-

### LIVING ROOM

Replacement uPVC double glazed window enjoying an attractive outlook over the property's own garden to the attractive cottages on Passage Hill opposite. Traditional-style timber fireplace with marble slips and raised hearth with inset electric fire. Two radiators, coved ceiling. Telephone/TV socket. Shelved display recess, dimmer switching, small pane casement door opening into the:-

### KITCHEN

Comprehensive range of limed oak-effect wall and base units with ample round-edge worksurfaces between with complementary tiled splashbacks. Inset stainless steel sink unit with mixer tap and cutlery drainer. Recess with plumbing for washing machine, radiator, coved ceiling, Hotpoint four-ring gas hob with Bosch oven/grill below and concealed extractor canopy over. Glass-fronted display cabinet with downlighters, pelmet lighting, additional worksurface/breakfast bar with space below for tumble/dryer. Dimmer switching, access to useful under-stair storage cupboard. Replacement uPVC double glazed window to the sunny rear conservatory. Panel-effect door opening into the:-

### REAR HALL

Radiator, coved ceiling, staircase rising to the first floor landing, internal uPVC double glazed door to the conservatory and panel-effect door to the:-

### CLOAKROOM/WC

Attractively appointed with a white two piece suite comprising a low flush WC and wall mounted wash hand basin with tiled splashback. Radiator, coved ceiling, extractor fan, replacement obscure uPVC double glazed window to the rear elevation, electrical trip switching.

## CONSERVATORY

A superb addition, providing an attractive, sunny additional sitting area. Of substantial block and uPVC double glazed construction under a pitched double glazed roof. Ceramic tiled flooring, electricity meter cupboard, double casement doors overlooking and opening onto the attractively stocked rear gardens.

## FIRST FLOOR

### LANDING

Access to over-head loft storage area, built-in boiler/airing cupboard with Worcester gas fired boiler providing domestic hot water and central heating. Slatted linen shelving, computerised control panel.

### BEDROOM ONE

Two windows to the rear elevation overlooking the courtyard and neighbouring gardens to countryside beyond. Built-in full height wardrobe with hanging rail and shelf. TV aerial lead, radiator, telephone point.

### BEDROOM TWO

Window to the front elevation overlooking Passage Hill. Radiator, full height built-in storage cupboard with hanging rail and shelf.

### SHOWER ROOM/WC

White three-piece suite comprising a low flush WC with concealed cistern, wash hand basin with mixer tap and cupboards under, broad walk-in fully tiled shower cubicle with glazed screen and Mira instant shower. Obscure replacement uPVC double glazed window to the front elevation, extractor fan, radiator, strip light/shaver socket.

## THE EXTERIOR

### FRONT GARDEN

'Crill Cottage' benefits from a private entrance from Passage Hill, where two gateposts with slate capping open onto the brick pathway leading to the sheltered entrance porch with external courtesy light. The garden has been brick paved for ease of maintenance, inset with heather beds, together with shrub borders including rhododendrons and hydrangea etc. To the side of the house, a gravelled pathway continues to the:-

### REAR GARDEN

A particularly attractive feature of the property, enjoying a sunny southerly and westerly aspect, with gravelled driveway and brick pathway continuing from the side of the house, where there is a bin and Propane gas storage area. External water tap, brick paved pathway and patio which forms a semi-circular terrace immediately adjacent to the conservatory, ideal therefore for morning coffees and afternoon teas etc. A substantial arched wooden gate leads to the parking area immediately to the rear of the house and the gardens are well enclosed by block walling, timber fencing and mature hedging which, combined with the beautifully stocked shrub borders, with range of roses, camellias, bay trees and heathers, provide a high degree of privacy and shelter, as well as an attractive outlook from all rear-facing rooms.

## **PRIVATE PARKING SPACE**

'Crill Cottage' (Number 2) has a clearly annotated private, brick pavia parking area which, most conveniently, is situated immediately adjacent to the rear garden and private gate leading to the accommodation.

## **GENERAL INFORMATION**

### **SERVICES**

Mains water, electricity and drainage are connected to the property. Propane gas fired heating and cooking. Telephone point (subject to supplier's regulations).

### **COUNCIL TAX**

Band C - Cornwall Council.

### **TENURE**

Freehold.

### **MAINTENANCE CHARGE**

There is a communal maintenance charge of £360 per annum, which covers the communal lighting, footpaths and fencing. Prospective purchasers should be aware that there is a covenant which restricts the purchase of Lemon Hill Gardens to those aged 55 and over. We also understand that holiday letting is not permitted.

### **OCCUPANCY**

Aged 55 and over only.

### **VIEWING**

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 Penryn and Falmouth, over the mini roundabout, and onto the main road leading through the village - Passage Hill. Past the butchers, community hall (Tremayne Hall) and village stores on the right-hand side, and the entrance to Lemon Hill Gardens will be found immediately after The Lemon Arms and red-painted village water pump, dating from 1852, on the left-hand side. Drive into the courtyard and the parking space for Number 2 will be found on the left-hand side.

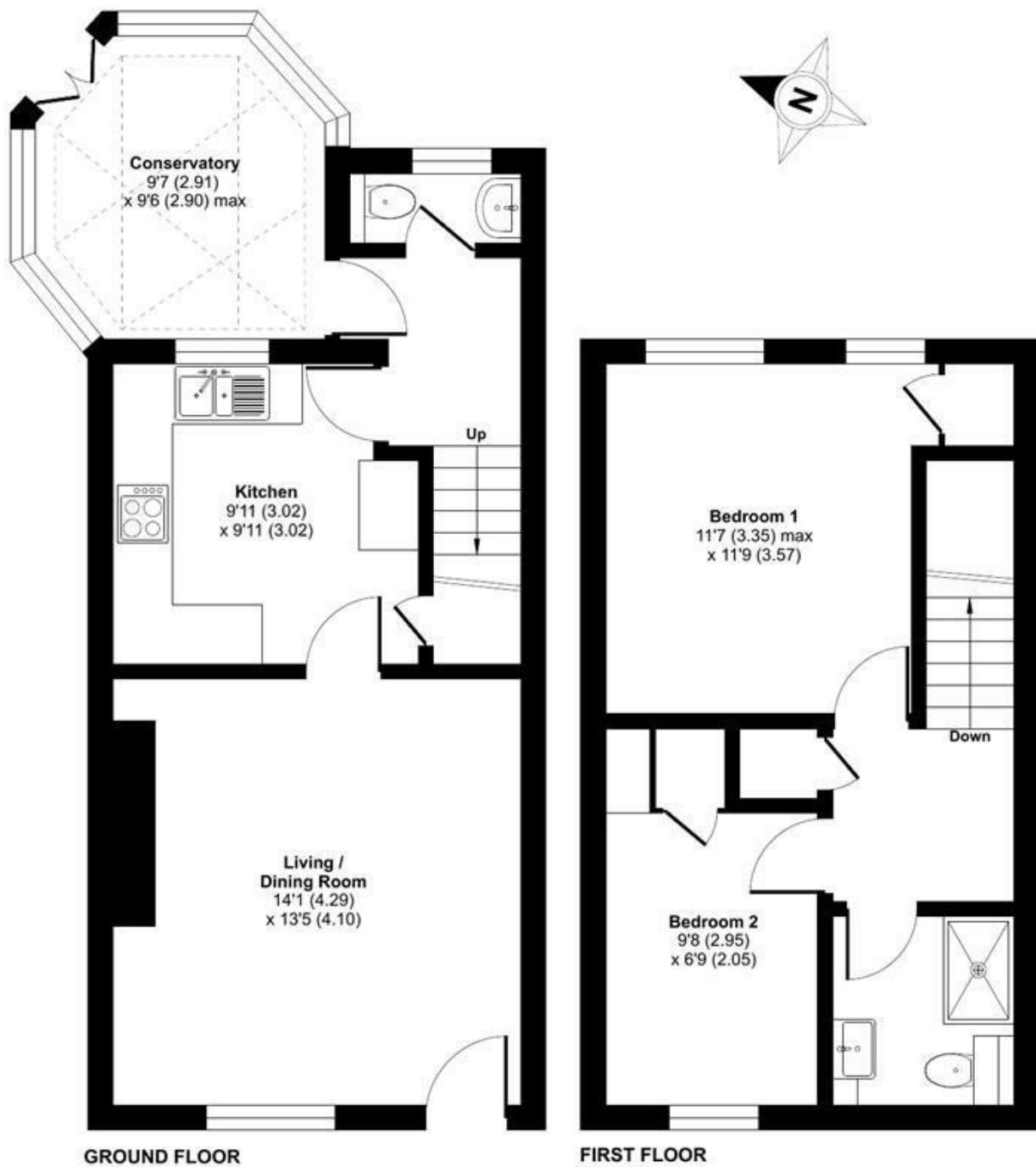


# Floor Plan

## Lemon Hill Gardens, Mylor Bridge, Falmouth, TR11

Approximate Area = 790 sq ft / 73.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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