



Mary's House, 30 Lemon Hill, Mylor Bridge, Falmouth, TR11 5NA

Guide Price £450,000

An exquisite and enchanting cottage, extensively, meticulously and most tastefully refurbished by the previous owner, to provide a delightful home of immense charm, character and quality, situated in the 'heart' of this sought-after waterside village, with Mylor's excellent and extensive day-to-day amenities 'on the doorstep' and just a short walk from picturesque Mylor Creek and, beyond, the safe, sheltered, day-sailing waters of the Carrick Roads and Falmouth Bay. A beautiful home in a superb location - early viewing essential.

Key Features

- Meticulously improved and beautifully appointed village home
- Beautiful complementary living areas
- Beamed ceiling, inglenook fireplace with log burner
- Excellent village amenities 'on the doorstep'
- Providing charm, character and quality throughout
- 2 bedrooms and well appointed first floor bathroom
- Beautiful, partially walled and extremely sunny rear garden
- EPC rating C



THE LOCATION

'Mary's House' is situated in the centre of Mylor Bridge whose excellent day-to-day amenities include a bowling club, newsagents, dentist, coffee shop, salon, primary school, church, garage, public house - The Lemon Arms - convenience stores, active community hall, butchers, doctors surgery and regular bus service. A combination not found in many towns nowadays and one of the reasons why Mylor Bridge is one of the most sought-after communities anywhere along the south coast of Cornwall.

Furthermore, access to Mylor Creek is just a few moments' walk from the property, where the quay leads along Trevellan Road to the Carrick Roads, up past Greatwood and around to Restronguet Creek - home of the Pandora Inn - an ideal circular walk indeed! In addition, Church Road on the southern side of Mylor Creek provides direct access to Mylor Harbour - the county's pre-eminent boating location - where there are pontoon, swinging mooring, training, repair and laying-up facilities, as well as a chandlery, sailing club, cafe and restaurant. Both Mylor Creek and Harbour both lead directly onto the safe, sheltered and deep sailing waters of the Fal Estuary (Carrick Roads) whose tree-lined tributaries include the Fal and Percuil Rivers. Falmouth Harbour is situated at the mouth of the estuary, with Pendennis and St Anthony Headlands framing the access onto Falmouth Bay, whose western shoreline includes the mouth of the Helford River and coastline of The Lizard peninsula.

Penryn - recently voted as one of the best places to live anywhere in the south west by The Sunday Times and home of the expanding university campus at Tremough - is just two miles distant; the port of Falmouth, internationally renowned for its Oyster and Sea Shanty Festivals etc, is four miles; and the cathedral city of Truro, the county's educational, administrative, health, legal and retailing centre, is approximately nine miles, from where a regular main-line rail link provides direct access to London (Paddington).

THE PROPERTY

'Mary's House' provides the extremely rare combination of charm and character, now complemented by tasteful up to date fittings, and an attention to detail to the previous owners reconstruction works which is extremely difficult to find, even in properties of substantially greater value.

The pretty front elevation sets an appropriate tone, with the delightful lounge featuring a beamed ceiling, full height stone fireplace with granite inglenook and glass-fronted log-burner, broad, easy rising staircase to the part galleried first floor landing, and twin openings into the full breadth kitchen and dining room. This is an exceptional area, flooded with natural light by virtue of its broad windows and double doors which overlook and open directly onto the sunny, well enclosed and superbly stocked gardens. Furthermore, the previous owners had the foresight to raise the ceiling over the dining area with additional 'wrap around' screens accentuating the light and sense of space. The kitchen itself is well appointed with a comprehensive range of grey-painted Shaker-style units with polished stone worksurfaces between, integrated German appliances and high quality Karndean flooring throughout.

Upstairs, there are two characterful bedrooms, one double aspect with views over the rear gardens, the other with twin

deep silled windows to the front, together with a well appointed bathroom/WC with white three-piece suite including a roll-top bath with clawed feet.

Tasteful sealed unit double glazed hardwood windows, with curved reveals, have been installed to the village-facing front elevation, with practical uPVC windows, screens and doors to the rear. Heating is by way of economic electrical radiators which combine to provide a well insulated and low maintenance home with low running costs.

To the rear, is the quite exceptional private garden, well enclosed to all sides by timber fencing and stone walling, with double doors opening from the accommodation, a paved dining terrace, shaped lawn, beautifully stocked borders, south-facing summerhouse and additional stores, one with light and power connected. A delightful garden which enjoys much sunshine whether for that morning coffee or late afternoon aperitif.

In all, an exquisite village home which we strongly recommend interested prospective purchasers arrange to visit without delay.

THE ACCOMMODATION COMPRISES

LIVING ROOM

A delightful and highly characterful room with exposed beamed ceiling and 'central' full height stone fireplace with granite inglenook, raised slate hearth and inset glass-fronted log-burner. Wall light points, engineered oak flooring. Broad easy rising staircase with hardwood handrails and gates leading onto the part galleried first floor landing. Deep under-stair storage cupboard, economic Dimplex storage heater, TV and broadband connections. Archway with further Dimplex room heater into the kitchen area and twin glazed casement doors opening into the:-

KITCHEN/DINING ROOM

An exceptional, light, double aspect room with replacement uPVC double glazed casement doors, broad glazed screen and window overlooking and opening onto the partially walled, well enclosed and beautifully stocked and landscaped gardens. Kitchen area with comprehensive range of grey-painted Shaker-style units with polished stone worksurfaces between. Franke stainless steel sink unit with mixer tap, integrated Blomberg washing machine, Blomberg integrated dishwasher. AEG four-ring ceramic induction hob with illuminated Hoover stainless steel extractor canopy over and Bosch oven/grill below. Glass-fronted display cabinet, tray recess, inset downlighters, oak-effect flooring. Dining area with high level replacement uPVC double glazed screens to two elevations, deep display recess with slate shelf, downlighter and further storage alcove over. Dimplex night storage heater.

FIRST FLOOR

LANDING

Part galleried with access to over-head loft storage area with air circulatory system, solid timber doors to the upstairs rooms.

BEDROOM ONE

An attractive room with two deep silled windows to the front



elevation, both with sealed unit double glazed casement windows overlooking Lemon Hill in the village. Traditional bedroom fireplace with pitch pine surround and mantel. TV aerial socket, shelved linen cupboard.

BATHROOM/WC

Most attractively appointed with a white contemporary three-piece suite including a low flush WC with concealed cistern, broad wash hand basin with mixer tap and drawers below, roll-top bath with Mira instant shower and folding glazed screen. Inset downlighters, extractor fan, tall towel rail/radiator, shaver socket, deep silled window with replacement uPVC double glazing overlooking the rear gardens.

BEDROOM TWO

A versatile, light, double aspect room with replacement uPVC double glazed windows to the side and rear elevations. Fitted cupboard housing pressurised hot water cylinder with storage shelf over.

THE EXTERIOR

REAR GARDENS

A particular feature of the property, well enclosed to all sides by stone walling and timber fencing. Double casement doors opening from the kitchen/diner, yard area with exterior water tap and store for bins and recycling etc. Broad paved steps then rise to a shaped and completely level lawned area, bordered by well stocked flower and shrub beds with many specimen and colourful plants including camellias, azaleas, ferns, japonica, and salvias etc. Sheltered and extremely sunny enjoying an easterly and southerly aspect. Paved patio/dining terrace, glass-fronted summerhouse, ideal for additional storage etc with, to the rear, a further store with light and power connected.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Telephone and broadband points (subject to supplier's regulations). Broadband connection. Economic electric heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

POSSESSION

Offered for sale with the benefit of immediate vacant possession with, potentially, no onward chain.

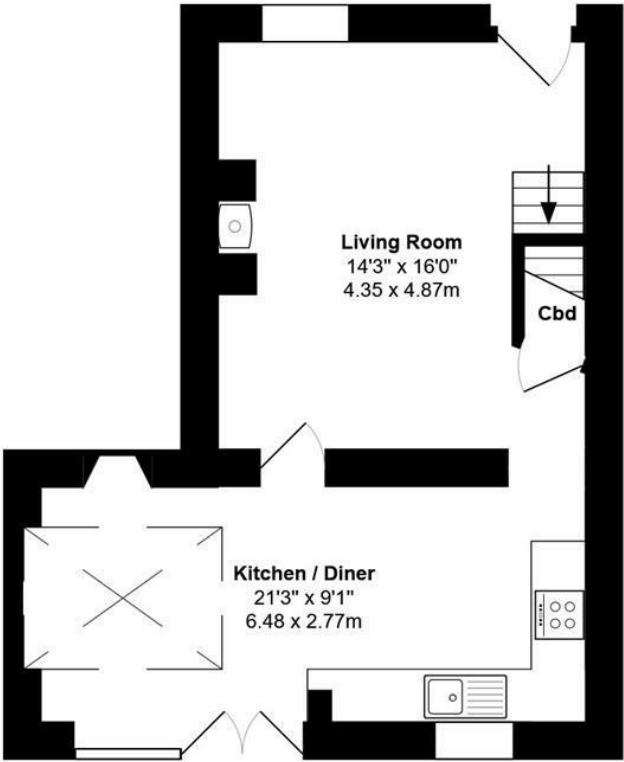
VIEWING

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

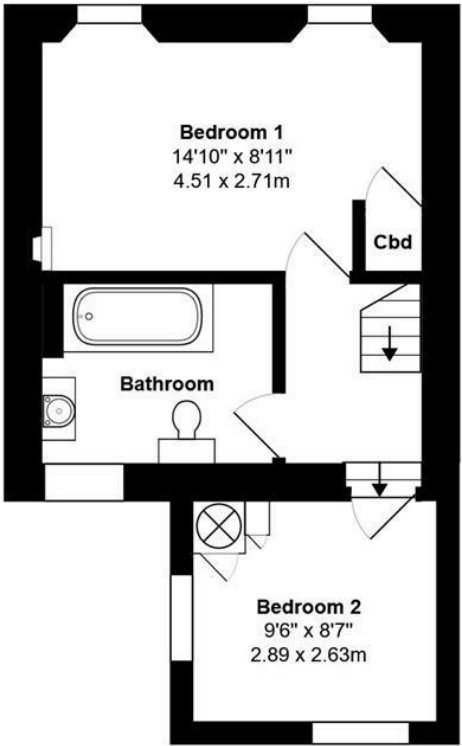




Floor Plan



Ground Floor
Approx Area: 39.0 m² ... 420 ft²



First Floor
Approx Area: 30.2 m² ... 325 ft²



Lemon Hill, Mylor Bridge, TR11 5NA
Total Approx Area: 69.3 m² ... 746 ft²

All measurements are approximate and for display purposes only