



Laskowski
&Co



Trevone, 12 Bells Hill, Mylor Bridge, Falmouth, TR11 5SH

Guide Price £700,000

On the instructions of the executors and to be sold for the first time in over 40 years: a detached, individual, non-estate bungalow, constructed post 1958, occupying a 'hidden' setting yet still within walking distance of Mylor's excellent village amenities and the head of the creek. Situated at the end of a tree-lined driveway, the property occupies an exceptional, well enclosed, private, sunny, south-facing plot with a garage and ample parking for numerous vehicles. All main rooms enjoy a lovely outlook over the grounds to countryside on the outskirts of the village, with the 4 bedroom accommodation ideal for retirement and family purchasers alike. Early viewing unhesitatingly recommended.

Key Features

- For sale for the first time in over 40 years
- Set within sunny, well stocked, surrounding gardens
- Versatile 4 bedroom accommodation
- Ideal for family and retirement buyers alike
- A detached, individual, non-estate bungalow
- Walking distance of excellent village amenities
- Garage and parking for numerous vehicles
- EPC rating E



THE LOCATION

'Trevone' is situated off Bells Hill at the foot of a private tree-lined driveway which serves just three properties. There is ample parking for numerous vehicles, ideal for those with a caravan or boat etc, with a deep side driveway leading to further parking at the rear of the property where there is also a detached garage. The gardens which surround the property are extremely well stocked and include broad lawns, a pond with water feature (in need of repair) and many specimen trees and plants including a magnificent magnolia tree, camellias, hydrangeas, rhododendrons, azaleas and fruit trees. These gardens are well enclosed to all sides and the property enjoys a high degree of privacy, security and sunshine.

Mylor's highly regarded county primary school is situated at the foot of Bells Hill, just beyond which excellent amenities include a salon, cafe, newsagents, village hall, general stores, public house (The Lemon Arms), butchers, dentist and doctors surgery. There is a bus service to the nearby port of Falmouth and cathedral city of Truro, approximately four and a half and eight and a half miles distant respectively, and from the village centre there is a beautiful walk along the northern banks of Mylor Creek to the Fal Estuary and the mouth of Restronguet Passage - home of the thatched Pandora Inn.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Aluminium framed double glazed entrance door with matching side screen opening from the front pathway and gardens. Exterior courtesy light, slate-effect flooring, small pane internal casement door with matching side screen opening into the:-

RECEPTION HALL

Picture and dado rails, archway, internal hallway with radiator and access to loft space, built-in storage cupboard with fitted shelving, electricity meter and modern consumer unit. The rooms in a clockwise rotation from the entrance hall:-

DINING ROOM

Double glazed window with hardwood sub frame enjoying a lovely, open, unspoilt and extremely sunny, southerly aspect over the extensive front gardens and beyond, to the edge of the village and surrounding countryside. Double small pane casement doors from the inner hall, radiator, picture rail. Double doors to the:-

LIVING ROOM

Double glazed window with hardwood sub frame enjoying a lovely, open, unspoilt and extremely sunny, southerly aspect over the extensive front gardens and beyond, to the edge of the village and surrounding countryside. Small pane casement window from the inner hall. Cut slate fireplace with matching raised hearth, mantel and display alcoves. Picture rail, TV aerial lead and telephone point, radiator. Door to:-

BEDROOM THREE

Also featuring an aluminium double glazed window with hardwood sub frame, again enjoying a lovely outlook over the front gardens. Picture rail, radiator, pedestal wash hand basin with tiled splashback and strip light.

KITCHEN

Double aspect with replacement uPVC double glazed windows to the side elevation and to the rear, looking through the conservatory to the rear gardens beyond. Extensive range of fitted wall and base units with round-edge worksurfaces between with complementary tiled splashbacks. Inset stainless steel sink unit with mixer tap, recess with plumbing for dishwasher. Fridge recess, former cooker recess with electric cooker panel point, towel recess and Trianco Redfyre oil fired boiler providing domestic hot water and central heating. Fitted airing cupboard with insulated copper cylinder with immersion heater, timer switching and slatted linen shelving. Tall fitted larder cupboard. Small pane casement door from the reception hall.

REAR CONSERVATORY

Ceramic tiled flooring, broad window overlooking the rear gardens, uPVC double glazed door providing direct and reasonably level access from the rear gardens and parking area. Further fitted stainless steel sink unit with mixer tap and cupboards below. Recess with plumbing for washing machine, door to:-

CLOAKROOM/WC

Low flush WC, wall mounted wash hand basin, fitted storage cupboards.

SHOWER ROOM/WC

Attractively reappointed with a modern contemporary white three-piece suite comprising a low flush WC with concealed cistern and wash hand basin with mixer tap, both set in vanity unit with storage space and shelving. Deep walk-in shower cubicle with sliding glazed doors and instant electric shower. Handgrip, tall towel rail/radiator, inset downlighters, tiled and panelled walls, two replacement obscure uPVC double glazed windows to the rear elevation.

STUDY/BEDROOM FOUR

Picture rail, radiator, uPVC double glazed window to the rear elevation.

BEDROOM ONE

A double aspect room with replacement uPVC double glazed windows to the side and rear elevations. Picture rail, radiator, fitted full height wardrobe with mirrored doors, storage cupboards and dressing table.

BEDROOM TWO

Aluminium double glazed window to the front elevation with hardwood sub frames, once again enjoying the lovely, open, sunny, southerly aspect over the gardens to the outskirts of the village and countryside beyond. Picture rail, radiator, former corner fireplace.

THE EXTERIOR

DRIVEWAY

We understand the initial part of the driveway is in the ownership of Number 10, over which 'Trevone' enjoys an unrestricted right of access along what is a deep, tree-lined driveway which solely serves these three properties. Shortly after the entrance to Number 11, the driveway becomes owned by Number 12, which provides a superb, safe, highly secure and private plot which is well enclosed to all sides.



FRONT PARKING AREA

Tarmacadamed, providing additional off-road parking for two/three vehicles, well enclosed by hedging and with double gateposts and gates which open onto the:-

DRIVEWAY

This extends the depth of the plot, passing the bungalow and forming another parking/turning area to the rear boundary.

FRONT GARDENS

A particular feature of the property; with brick pavia terrace and herringbone pathway leading from the driveway to the front entrance porch. Broad level upper lawn with pond and water feature (not checked) with slate surround, rockery and ferns and azalea etc. A short flight of stone steps then lead down to a lower lawned terrace which is extremely sheltered and well enclosed by mature trees and shrubs including rhododendrons, fruit trees, hydrangeas, camellias and a magnificent magnolia tree. Timber garden store with paved surround. Lawned pathway to the side of the property leading to the:-

REAR GARDEN AREA

Again, beautifully stocked and extremely sheltered. Pathway, part brick, leading to the driveway. Door to the rear conservatory, outside cold water tap. Raised paved patio with lean-to greenhouse with productive grapevine. Further lawned areas, numerous shrubs including hydrangeas, climbing roses, bay trees and rhododendrons etc.

DETACHED GARAGE

Of sectional concrete construction, with metal up-and-over door and oil storage tank to one side.

SECOND TIMBER GARDEN STORE

Paved surround, windows overlooking the rear garden area.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Oil fired central heating. Supplementary solar panelling. Telephone point (subject to supplier's regulations). We understand fibre broadband connection is due to be connected to the property.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

AGENT'S NOTE

Following a recent Mundic Test (July 2025), it is apparent the property is clear of any Mundic Block.

VIEWING

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

DIRECTIONAL NOTE

Proceed through the centre of the village, passing the shop on the right-hand side and public house (The Lemon Arms) on the left. Take the next turning left onto Comfort Road.

Bells Hill will then be found after a short distance on the right and proceed up the road, passing the entrance to Springfield Park on the left. The entrance to 'Trevone' will then be found after a short distance on the left-hand side before the traffic calming.



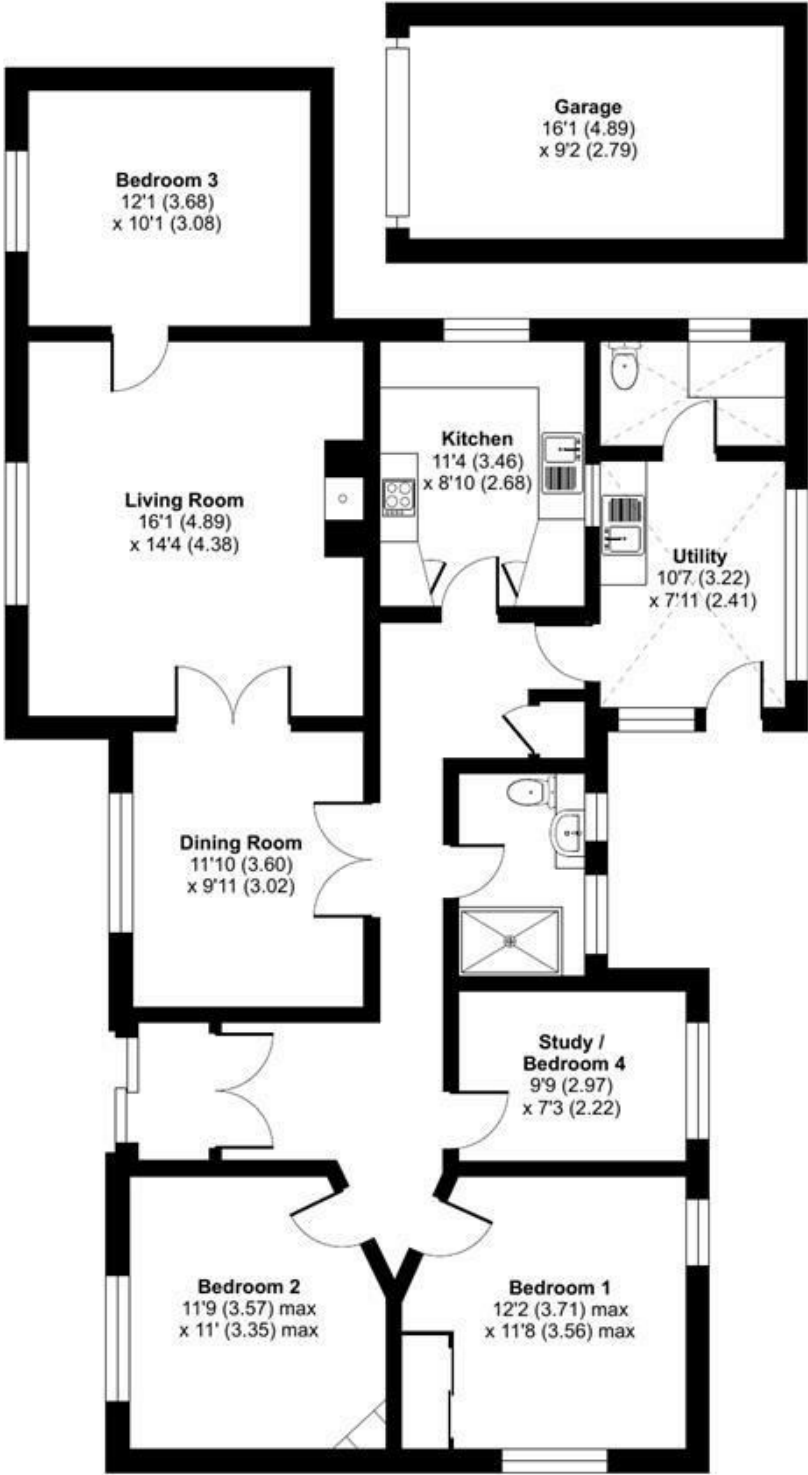




Bells Hill, Mylor Bridge, Falmouth, TR11



Approximate Area = 1339 sq ft / 124.3 sq m
Garage = 147 sq ft / 13.6 sq m
Total = 1486 sq ft / 137.9 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2025. Produced for Laskowski & Company. REF: 1313909