



## 14 Cogos Park, Mylor Bridge, Falmouth, TR11 5SF

Guide Price £495,000

A spacious and versatile 4 double bedroom detached 'chalet-style' bungalow, located within popular 'Cogos Park' in the Creekside village of Mylor Bridge. The accommodation extends to over 1,600 sq ft, comprising on the ground floor: entrance porch, entrance hallway, 17' dual aspect living room with open fireplace, dining room, kitchen, rear porch, 2 double bedrooms, and a family bathroom. On the first floor are 2 further double bedrooms, the principal of which is over 18' in length and ideal for those requiring a bedroom with its own snug area, or a large work/hobby room. The first floor also offers a shower room. The pretty mature garden enjoys a sunny south-east facing position, with well stocked flower beds, lawn and patio. A driveway provides off-road parking and leads to the attached single garage. The property is warmed by oil fired central heating and is double glazed.

### Key Features

- Spacious 4 double bedroom detached bungalow
- Ground and first floor bath/shower rooms
- Sunny enclosed garden
- Sought-after village location
- Versatile accommodation including 18' first floor room
- 2 light and bright reception rooms
- Driveway and attached single garage
- EPC rating D







## THE LOCATION

'Cogos Park' is less than half a mile from the centre Mylor Bridge, offering an excellent range of amenities including a salon, café, post office/newsagent, 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 4.5 and 8.5 miles distant, respectively. 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

Double glazed door to:-

### ENTRANCE PORCH

Double glazed windows to front and side aspects. Ceiling light, obscure glazed front door to:-

### ENTRANCE HALLWAY

Obscure glazed window to one side and high ceiling with Velux window providing natural light. Open tread staircase rising to the first floor galleried landing. Glazed door to living room. Radiator. Two steps up to the:-

### INNER HALLWAY

Doors to kitchen, bedrooms one and two, and the family bathroom. Storage cupboard with shelving, housing the central heating controls.

### LIVING ROOM

A delightful dual aspect light and bright reception room with three large windows to both south and westerly aspects. Open fireplace with slate surround and hearth. Two radiators, ceiling light, television points. Opening with two steps up to the:-

### DINING ROOM

Another light dual aspect room with two large south-facing windows and floor-to-ceiling patio doors borrowing natural light from the rear porch. Radiator, ceiling light. Doorway through to the:-

### KITCHEN

With a range of painted solid wood eye and waist level units and rolltop worksurface with inset stainless steel one and a half bowl sink/drainage unit with swan neck mixer tap. Built-in ceramic four ring hob, built-in electric fan assisted oven with combination microwave oven above. Space for freestanding fridge and freezer, space and plumbing for dishwasher. Large double glazed window overlooking the garden. Ceiling light. Doors to inner hallway and rear porch.

### REAR PORCH

Enjoying a southerly aspect and large enough to accommodate comfortable seating. Double glazed patio doors open out onto a small raised terrace with steps leading down to a paved patio and lawn that adjoins attractive shrub borders. Power point, wall-mounted lighting.

### BEDROOM ONE

A good sized double bedroom, dual aspect with double glazed windows to side and rear aspects, overlooking the rear garden, with views of the countryside in the distance. Radiator, ceiling light.

## BEDROOM TWO

A spacious double bedroom with large double glazed window to front aspect. Range of built-in wardrobes with hanging rail and shelving. Radiator, ceiling light.

## FAMILY BATHROOM

A white suite comprising panel bath with tiled surround and mixer tap, walk-in shower cubicle with glass shower door, fully tiled surround and Mira boiler-fed shower, dual flush WC, pedestal wash hand basin with mixer tap. Heated towel rail, tiled flooring, obscure double glazed window to side aspect. Ceiling light.

## FIRST FLOOR

### GALLERIED LANDING

Overlooking the entrance hallway, with doors to two further double bedrooms and the shower room. Radiator, wall-mounted lighting.

### BEDROOM THREE

A substantial and versatile room measuring over 18' in length, loosely divided by the central chimney breast. Stretching the full length of the property, this triple aspect room is ideal for those wanting to combine a bedroom with it's own seating/reception area. Plenty of space is available to incorporate an en-suite shower room (subject to necessary consents). Alternatively, the amount of natural light makes the room perfect for a hobby or creative workspace.

### BEDROOM FOUR

A fourth double bedroom with two large Velux windows overlooking the rear garden, village and surrounding countryside. Built-in wardrobes, matching dressing table. Recessed ceiling lights, radiator, television point.

### SHOWER ROOM

Walk-in shower cubicle with fully tiled surround and boiler-fed Mira shower, concealed cistern WC, bidet, and vanity units housing wash hand basin with cupboards, drawers and shelving. Fully tiled walls, light wood-effect laminate flooring. Radiator, obscure glazed Velux window, recessed ceiling lights.

## THE EXTERIOR

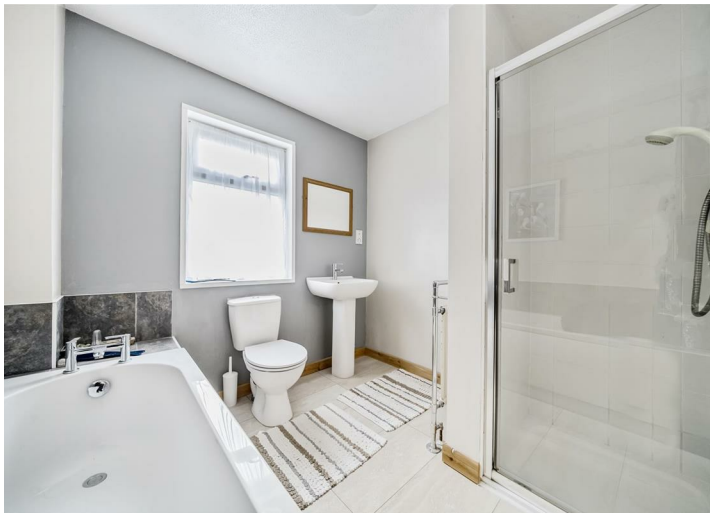
### FRONT GARDEN

Enclosed with a low stone wall, planted with a large number of mature shrubs including grasses and small palms. A central paved path leads to the front door and adjacent to the front garden there is a driveway providing off-road parking for one car, leading to a single garage. There is potential to create further off-road parking, if required. A right of way to the side of the garage provides access to the side and rear of the property. The paved side garden is home to a timber garden shed and the oil tank.

### REAR GARDEN

Facing south-east and enjoying sun through the majority of the day, fully enclosed and partially laid to lawn, with a patio seating area and raised vegetable bed. The gently planted shrub borders provide a good degree of privacy, with colour all year round, There is a pedestrian gate providing additional rear access. Exterior cold water tap.







## **GARAGE**

A single garage with pitched roof and electric up-and-over door. Power, light, and water are connected. Plumbing for washing machine. Sink unit with cupboards below, oil fired Worcester boiler servicing domestic heating and hot water. Wall-mounted consumer unit. Double glazed window and pedestrian door to garden.

## **GENERAL INFORMATION**

### **SERVICES**

Mains electricity, water, and drainage are connected to the property. Telephone points (subject to supplier's regulations). Oil fired central heating.

### **COUNCIL TAX**

Band D - Cornwall Council.

### **TENURE**

Freehold.

### **VIEWING**

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





# Floor Plan

## Cogos Park, Mylor Bridge, Falmouth, TR11

Approximate Area = 1630 sq ft / 151.4 sq m

Limited Use Area(s) = 83 sq ft / 7.7 sq m

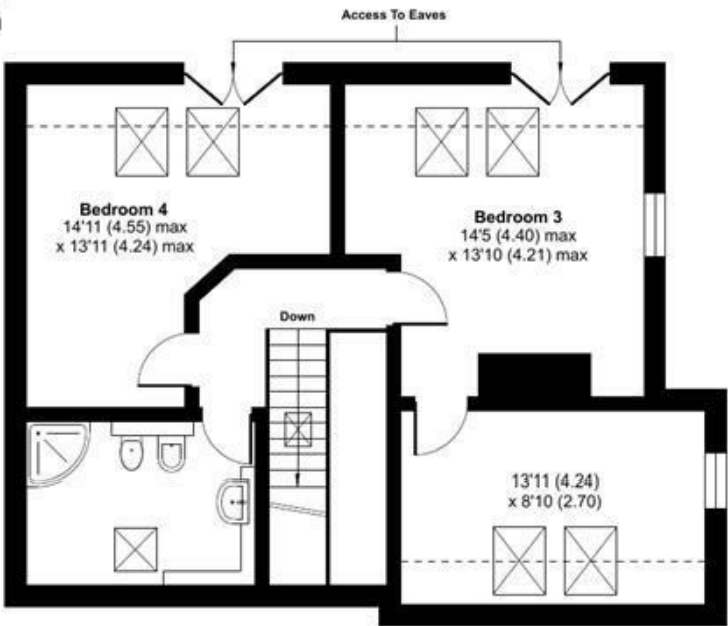
Garage = 157 sq ft / 14.5 sq m

Total = 1870 sq ft / 173.6 sq m

For identification only - Not to scale



Denotes restricted  
head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n2dhecom 2025. Produced for Laskowski & Company. REF: 1361902