



TWY GWYN,
CHURCH ROAD, MYLOR BRIDGE,
FALMOUTH TR11 5NL

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



TWY GWYN, CHURCH ROAD, MYLOR BRIDGE, FALMOUTH TR11 5NL

SEMI-DETACHED PERIOD COTTAGE WITH STUNNING CREEK
VIEWS AND DIRECT WATER FRONTAGE.

Located along Church Road - undoubtedly the most sought after address
within this popular village.

Three bedrooms, sitting room, dining room, kitchen, utility, cloakroom and
bathroom.

Planning permission granted for a large two storey rear extension creating a
spacious kitchen/dining room and additional en suite bedroom.

Fabulous enclosed rear gardens backing onto fields and enjoying the creek
views.

A rare opportunity to combine excellent creek views with water frontage.

Viewing absolutely essential.

Sold with no chain.

Freehold. EPC - F. Council Tax Band E.

GUIDE PRICE £795,000

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PHILIP MARTIN

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS

A very rare opportunity to purchase a period house with the benefit of direct water frontage and amazing uninterrupted views over Mylor Creek and where properties seldom come onto the open market. The house has been renovated in recent years and is beautifully presented throughout and offers a wealth of interesting character features with high ceilings and traditional sliding sash windows. An extension was added in the early 1980's including the garage with bedroom and bathroom above. The accommodation includes three bedrooms and shower room on the first floor with sitting room, dining room, kitchen, utility and cloakroom downstairs. Planning permission was granted on 29th November 2022 (planning reference PA22/08860) for a two storey rear extension. This will add a large kitchen/dining room at the rear opening onto the garden with an additional en suite bedroom on the first floor. Further information is available from the agents.

The gardens to Ty Gwyn are mainly to the rear and are a lot larger than one would expect with gently sloping lawn and mature boundaries giving a good degree of privacy. The rear garden enjoys the afternoon and evening sun. The front garden enjoys uninterrupted creek views and a lawn slopes gently to the water's edge, where steps lead onto the shore where there is space to keep a boat. The owners have a mooring in the creek under an annual licence through the Harbour Master. It would be normal for the new owner to take over the licence at the next renewal.

Ty Gwyn is a superb property combining amazing views with river frontage and presents a very rare opportunity. An internal viewing is essential.



LOCATION

Mylor has a very active village community all the year round with a great primary school. There are excellent local shops including general store, post office/newsagents, fishmonger, butcher, hairdresser, beautician, doctors surgery and dentist. Tennis and

basketball courts, bowling club, cricket nets and children's playground. Mylor and surrounding area has a range of really great pubs, restaurants, cafes and wine bars within walking distance, including: Lemon Arms in Mylor; two great pubs in Flushing plus a restaurant; cafe and wine bar at Mylor Harbour and the Pandora on Restronguet Creek. Water activities - one of the best

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sailing waters in the UK; numerous sailing clubs. Local walking is amazing along the creek side and inland from Mylor to Flushing, and to Restronguet Creek where the renowned Pandora Inn is located. An abundance of local wildlife includes resident populations of herons, egrets, kingfishers to name a few.

Moorings are managed in the creek via the Harbour Master and there is a marina at Mylor Harbour. However property owners along the creek generally have first call on moorings along their frontage. The frontage to Twy Gwyn benefits from a running mooring but could also be used to moor a yacht.

In greater detail the accommodation comprises (all measurements are approximate):

DINING ROOM

16'5" x 10'11" (5.00 x 3.32)

Sliding sash window to front enjoying creek views with blind. Clearview woodburning stove on a slate hearth. Shelves in firebreast recess. Tiled floor. Two wall lights, Rointe electric radiator. Part glazed stable front door. Archway through to:

SITTING ROOM

10'11" x 14'6" (3.34 x 4.43)

Large multi-paned window overlooking the rear courtyard. Clearview woodburner set on a slate hearth, shelved recess with window behind, tiled floor, telephone point. Stairs to first floor. Four wall lights and Rointe electric radiator. Step and opening into:

KITCHEN

10'3" x 9'4" (3.12 x 2.85)

Windows to side and door to rear courtyard. Mixture of fitted and free standing kitchen units. One and a half bowl stainless steel sink and drainer with dishwasher below. Range cooker with electric ovens and lpg hob. High ceilings with two Velux windows and exposed beams. Tiled floor. Opening into:-

UTILITY ROOM

6'7" x 5'5" (2.00 x 1.66)

Window to side and high level windows in roof Apex. Space and plumbing for washing machine, space for fridge/freezer. Rointe electric radiator.

CLOAKROOM

Low level W.C., wash-hand basin, window to side with blind. Tiled floor.

FIRST FLOOR

BEDROOM ONE

15'6" x 10'11" (4.72 x 3.33)

A lovely light room with two sliding sash windows with blinds enjoying the best of the creek views. Rointe electric radiator. Two wall lights. Door to bedroom three.

BEDROOM TWO

9'2" x 10'10" (2.80 x 3.30)

Windows overlooking rear and side. Airing cupboard housing factory lagged hot water cylinder with shelves. Built-in single wardrobe. Rointe electric radiator and two wall lights. Door to:

SHOWER ROOM

Window overlooking the rear garden. A half tiled room with white suite comprising curved open screen shower, low level W.C. and pedestal wash-hand basin. Heated towel rail. Loft access. Doors to bedrooms two and three.

BEDROOM THREE

9'10" x 7'11" (3.00 x 2.42)

Sliding sash window to the front with creek views. Rointe electric radiator. Doors to bedroom one and the shower room.

OUTSIDE

The front garden is mainly lawn which slopes down to the river and steps lead to the foreshore where the current owners have an outhaul for a dinghy or small boat. The nearly new summer house is included in the sale and from here, there are delightful views up and down Mylor Creek. The front garden enjoys uninterrupted water views with tree lined banks on the far side of the creek with countryside beyond. There is a gravelled parking space providing parking for two cars within the front garden and a further single parking space is located in front of the garage.

GARAGE

18'3" x 8'0" (5.57 x 2.45)

Metal up-and-over garage door. Light and power connected. Window to side and half glazed door leading to rear courtyard.



REAR GARDEN

A pathway leads via a gate down the side of the garage where there is a cold water tap to the rear sun terrace, accessed from the kitchen which provides a pleasant sitting out area and includes a log store. The path continues around to a smaller courtyard. Steps lead to the rear garden. The rear garden is a sheer delight,

surprisingly large with deep well stocked borders and boundaries, giving a good degree of privacy. The sloping lawn leads to the top of the garden which borders farmland and is interspersed with many interesting specimens including Magnolias, Camellias, Rhododendrons, Tree Ferns and Hydrangeas. The garden is sheltered and south facing for maximum



warmth as well as enjoying the afternoon and evening sun. A large stone paved terrace provides lots of sitting out space and is strategically positioned to enjoy excellent river views. The storage sheds are included in the sale.

SERVICES

Mains water and electricity are connected. Private drainage - A brand new sewage treatment plant serving the property was installed in 2023.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244. Fax: 01872 264007 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

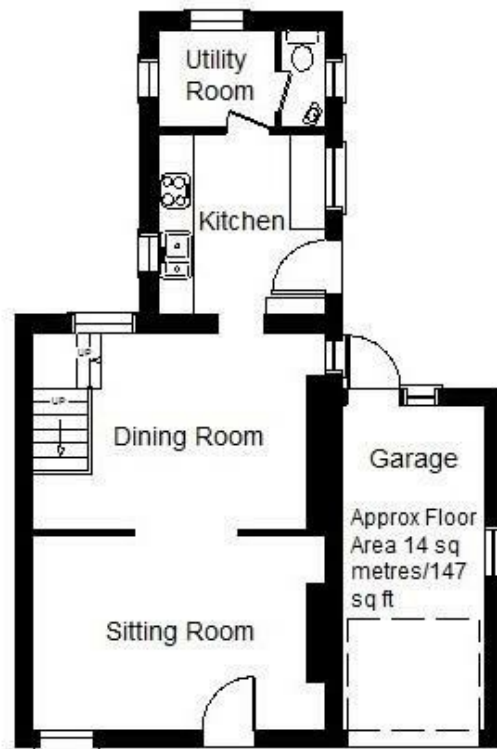
DIRECTIONS

Proceed through Mylor Bridge and at the mini-roundabout turn left signposted to Mylor Yacht Harbour. Church Road is easily identified and is the second left-hand turning. Ty Gwyn is easily located along Church Road on the right-hand side.

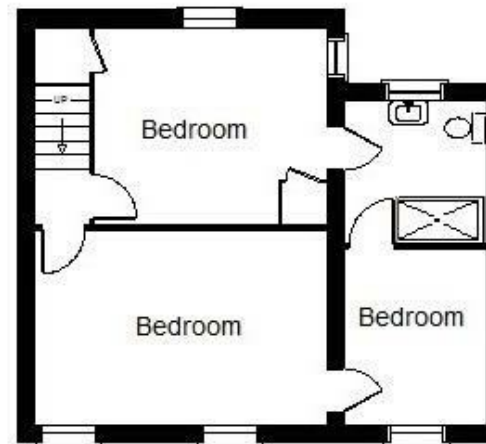




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Ground Floor
 Approx Area [not including garage]
 48 sq metres/514 sq ft



First Floor
 Approx Area 49 sq metres/524 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100 A		
	81-91 B		
	69-80 C		
	55-68 D		
	39-54 E		
	21-38 F	28	41
Not energy efficient - higher running costs	1-20 G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	92-100 A		
	81-91 B		
	69-80 C		
	55-68 D		
	39-54 E		
	21-38 F	12	19
Not environmentally friendly - higher CO ₂ emissions	1-20 G		
England & Wales		EU Directive 2002/91/EC	





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