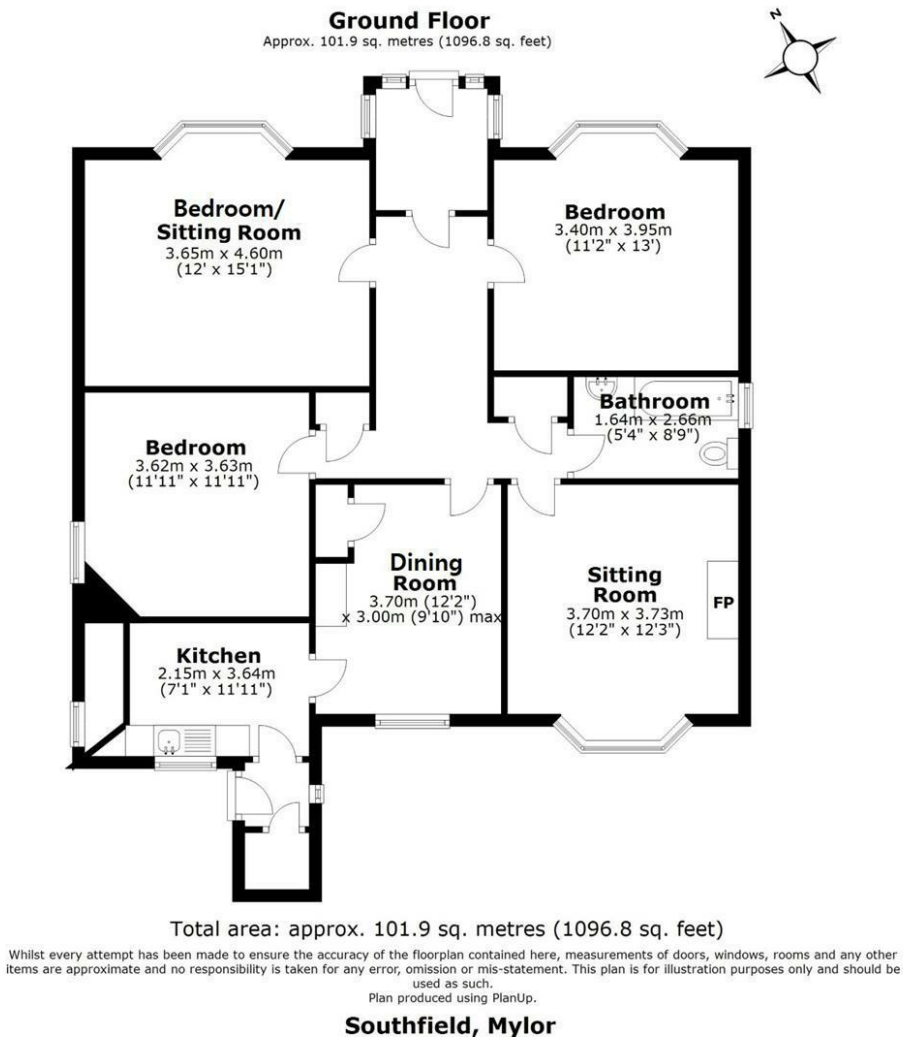


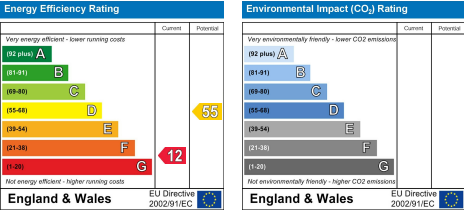
MYLOR



KEY FEATURES

- Older-style detached dormer bungalow
- In need of improvement
- Large gardens and paddock
- Fabulous rural position
- Same family ownership for many decades
- 3/4 bedrooms
- Over one acre in total
- Rare opportunity

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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SOUTHFIELD, MYLOR, TR11 5SU

DETACHED COUNTRY BUNGALOW WITH LARGE GARDEN AND PADDOCK

A very rare opportunity to purchase an older-style dormer bungalow in a lovely rural location between Carclew and Mylor.
IN NEED OF REFURBISHMENT AND MODERNISATION
Same family ownership for many years.

3 bedrooms, bathroom, sitting room, dining room, small kitchen and additional large loft room with stowaway ladder access.
Large mature garden with Garage and Nissen Hut.
Separate paddock - total site over one acre.

Freehold EPC Band - G. Council Tax Band - E.

PRICE GUIDE £650,000

www.philip-martin.co.uk

Roseland 01326 270008

GENERAL REMARKS AND LOCATION

Southfield has been owned by the same family for over 50 years, hence its availability to the market is a unique occasion. It is a substantial dormer bungalow thought to have been built in the 1940 era and very much a testimony to its age with typical period features and little altered since originally constructed. The property adjoins the minor road leading from Carclew to Mylor Bridge and is secluded in a large garden together with an adjacent paddock which ensures a high level of privacy and detachment from neighbours. It is acknowledged that the property is in need of complete refurbishment but there is huge potential to create a fabulous home in a highly-regarded residential locality where opportunities of this nature are at a premium.

Mylor Bridge is a particularly sought after village not least for its position at the head of the tidal creek which extends up into the centre of the village and is surrounded by picturesque wooded countryside. The village has a good selection of amenities for everyday needs including post office and shop, primary school, church, fish mongers, dentist, doctors and butcher as well as a village hall with the usual programme of social activities. There is a passenger ferry to Falmouth from nearby Flushing. The cathedral and shopping centre of Truro is about nine miles away. The port and tourist destination of Falmouth is about 5 miles.

THE DWELLING

This is a typical bay-fronted building with rendered elevations under a hipped natural slate roof. Windows have mostly been replaced with double glazed units but otherwise the accommodation is very much original with period fireplaces throughout, classic

stained/leaded glass to the inner hall door and side panels and some traditional cast iron radiators from the now defunct heating system. A pull-down ladder gives access to a large loft room which could easily become a useable part of the accommodation. The property is ideal for renovation but the site would also justify a more prestigious dwelling and prospective applicants may consider extending or even replacement, subject to any necessary consent.

It is important to note that a Concrete Screening Test recently undertaken has provided the bungalow with a Class A1 result (ie mundic free) although the samples taken from the tiny flat-roofed rear porch (believed to have been added at a later date) have warranted stage 2 testing owing to the type of aggregate found within the samples. Hence the overall property, as it stands, would not be suitable for mortgage purposes but in the event the porch was demolished the situation would be remedied.

ENTRANCE PORCH

with period coloured glass door and side panels leading through to:

HALLWAY

a spacious area with built-in linen cupboard and cloaks cupboard. Electric storage heater and old cast iron radiator (defunct).

SITTING ROOM

12'2" x 12'3" (3.71m x 3.73m)

with period fireplace surround complete with inset mirror and over mantle and open grate. Window bay and electric radiator.



DINING ROOM

12'2" x 9'10" max (3.71m x 3.00m max)

with boarded former stove recess complete with overmantle and built-in cupboards alongside. Electric storage heater and trap to loft room with substantial pull-down ladder.

KITCHEN

with base cupboard and work surface with sink and drainer inset and with Santon water heater over. Cooker panel and walk-in pantry.

REAR PORCH

with access to fuel store.

BEDROOM 1

12' x 15'1" (3.66m x 4.60m)

latterly used as an additional sitting room and with period fireplace surround complete with tiled inner section and open grate. Window bay to front elevation.

BEDROOM 2

11'2" x 13' (3.40m x 3.96m)

with period fireplace having inset coloured tiles. Window bay to front elevation.

BEDROOM 3

11'11" x 11'11" (3.63m x 3.63m)

with period fireplace surround, old cast iron radiator (defunct) and electric panel heater.

BATHROOM

5'4" x 8'9" (1.63m x 2.67m)

with bath, wash basin and wc. Tiled floor.

LOFT ROOM

with large dormer window to the front elevation.

OUTSIDE

Double gates form the highway open directly into a wide stone paved driveway/forecourt and to a detached single GARAGE alongside the bungalow.



THE GARDENS have been lovingly tended in previous years but have now become unkempt and overgrown. Flower beds close to the bungalow are filled with primroses whilst shrubs around the perimeter include camellias, rhododendrons, hydrangeas, azaleas and berberis.

A separate area to one side has previously been retained as a vegetable garden and here there are some mature fruit trees, a dilapidated corrugated store and a 30ft Nissen hut type WORKSHOP.

Alongside the main entrance there is gated access to a PADDOCK which has not been in use for a number of years. The total site extends to OVER ONE ACRE.

SERVICES

Mains electricity and mains water. Private drainage system.

NB The electrical circuit and appliances have not been tested by the agents.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

VIEWING

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

DSIRECTIONS

Travelling from Truro take the A390 towards Falmouth and continue until reaching Perran-ar-Worthal. After passing the Norway Inn, take the first turning left and continue on this minor road for almost a mile stopping at the next road junction. Turn left here and then left again after a short distance where it will be signposted to Mylor Bridge. Continue along this road for about three-quarters of a mile and the property will be easily identified on the right hand side with a "for sale" board displayed. Please note : Viewings will not be permitted without an appointment.

