Laskowski &Co



32 Lemon Hill, Mylor Bridge, Falmouth, TR11 5NA

Guide Price £275,000

A substantial 3 bedroom end of terrace period home, situated in the centre of the highly sought-after village of Mylor Bridge and believed to date back to the 18th century. Originally the village store during the 1800s, having been converted by the present owners to fully residential during the 1990s. The accommodation requires some updating and modernisation, extending to over 1,100 sq ft and comprising on the ground floor: dining hall, living room with multi fuel stove, kitchen and conservatory. On the first floor are 3 bedrooms and a family bathroom. To the rear of the property is a timber workshop which could be removed to provide a small area of courtyard. A surprisingly spacious home in the heart of this creekside village.

Key Features

- Substantial 3 bedroom period home
- Requiring some updating and modernisation
- Village amenities on the doorstep
- Attached timber workshop
- Located in the centre of Mylor Bridge
- 2 reception rooms
- Conservatory
- EPC rating E











LOCATION
Mylor Bridge is a thriving and highly regarded village, offering an excellent range of everyday amenities, including a café, post office and newsagent, general store, village hall, hair salon, butcher, dentist, doctors' surgery and the popular Lemon Arms public house. The village is well served by regular bus services to the nearby harbour town of Falmouth (approximately four and a half miles) and the cathedral city of Truro (approximately eight and a have miles). From the heart of the village, a picturesque waterside walk follows the northern bank of Mylor Creek to the stunning Fal Estuary and the mouth of Restronguet Passage, where the iconic thatched Pandora Inn provides a delightful destination.

THE ACCOMMODATION COMPRISES

STORM PORCH
Granite threshold, obscure glazed stable-type front door to:-

ENTRANCE PORCH
Exposed timber flooring, pine panelled walls, obscure multi pane internal window to living room. Wall mounted electric meter and consumer unit. Multi pane glazed door to:-

DINING ROOM
A sociable 'through' dining room, with open archway to the living room and door to the inner hallway. Large double glazed sash window to front aspect, exposed timber flooring. Rough rendered walls, built-in shelving unit, night storage heater, central ceiling light.

LIVING ROOM
A beautifully light, triple aspect room, with uPVC double glazed sash windows to front and side aspects, with additional natural light provided by the glazed French doors leading to the conservatory. Part exposed stone and rough rendered walls, fireplace with brick mantel and hearth, housing cast iron multi fuel stove with back boiler servicing radiator in bedroom two, towel rail in the family bathroom together with the first floor immersion heater during winter months. Continuation of exposed timber flooring, central ceiling light.

INNER HALLWAY
Stairs to first floor, panelled to dado height. Sliding door to:-

KITCHEN
Range of wall and base level units, tiled worktop, inset stainless steel sink with mixer tap. Part tiled walls, part panelling to dado height. Space for cooker with electric panel point, space and plumbing for washing machine, space for under counter fridge. Tiled flooring, extractor fan, central ceiling light. Internal glazed window to workshop, glazed door to:-

CONSERVATORY
Double glazed and timber conservatory enjoying a sunny south east orientation, with wall mounted lighting and power. Double glazed French doors to rear courtyard/pathway.

FIRST FLOOR

SPLIT LEVEL LANDING
Doors to all three bedrooms and family bathroom, night storage heater. Obscure double glazed window to rear aspect.

BEDROOM ONE
Light and bright, dual aspect principal bedroom, with uPVC double glazed sash windows to front and side aspects. Exposed timber flooring, central ceiling light. Airing cupboard with shelving housing hot water tank served via the multi fuel stove and electric immersion.

BEDROOM TWO
A good size second double bedroom, with uPVC double glazed sash window to front aspect, cast iron fireplace with wood mantel surround. Exposed timber flooring, central ceiling light, radiator served by the multi fuel stove in the living room. Over-stair storage recess providing ideal wardrobe space.

BEDROOM THREE
A single bedroom, with uPVC double glazed sash window to front aspect, loft hatch, central ceiling light.

FAMILY BATH/SHOWER ROOM
A generous family bath/shower room, with white suite comprising a panelled bath with mixer tap, walk-in fully tiled shower cubicle with Triton electric shower and glass screen, low level flush WC, vanity unit housing wash hand basin with mixer tap. Further tiling to walls, part exposed timber flooring, heated towel rail served via the multi fuel stove in the living room. Recessed ceiling lights, extractor fan. Two uPVC double glazed windows to the rear aspect.

THE EXTERIOR

REAR COURTYARD/PATHWAY
Providing access to the workshop and external pedestrian gate to side access.

WORKSHOP
This block and timber workshop has been constructed in place of the original courtyard, and therefore could be removed to provide the property with a small walled courtyard garden. Mono pitch perspex roof, power and light. An ideal hobby space.

GENERAL INFORMATION

SERVICES
Mains water, electricity and drainage.

COUNCIL TAX
Band C - Cornwall Council.

TENURE
Freehold.

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











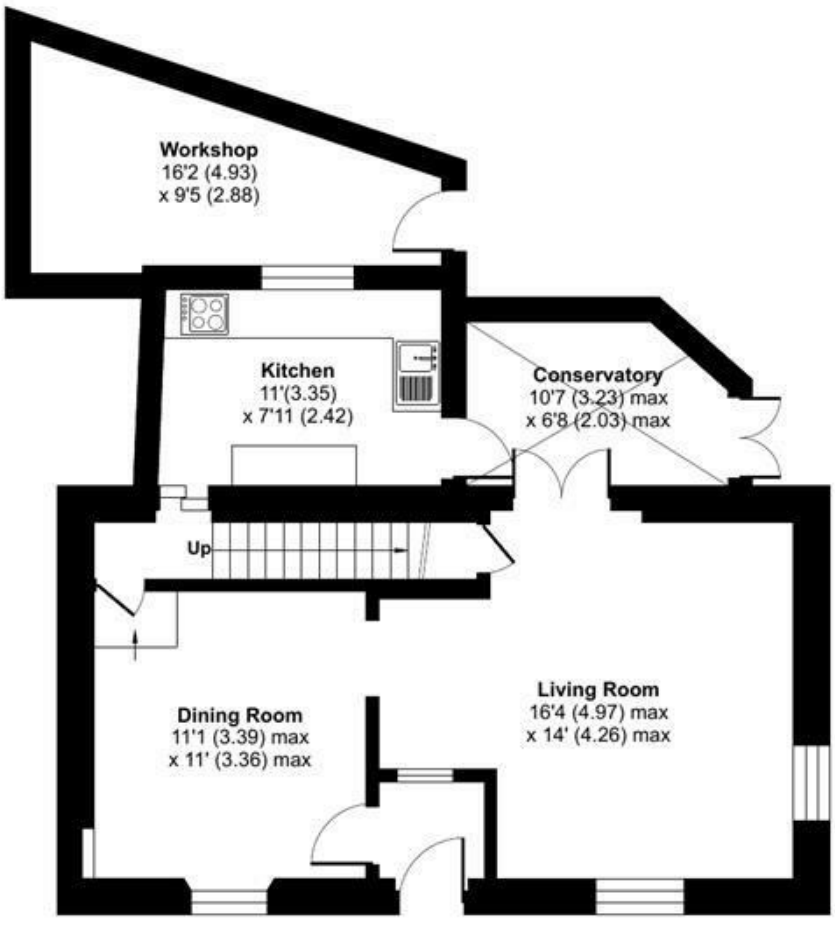
Floor Plan

Lemon Hill, Mylor Bridge, Falmouth, TR11

Approximate Area = 1150 sq ft / 106.8 sq m
Outbuilding = 107 sq ft / 9.9 sq m
Total = 1257 sq ft / 116.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Laskowski & Company. REF: 1483976