



22 New Row, Mylor Bridge, Falmouth, TR11 5NB

Guide Price £400,000

An exquisite, semi-detached, 2 bedroom cottage with established south-facing garden set in a tucked away, sheltered position within a level 5 minute walk to the centre of this most desirable village situated between Falmouth and Truro.

Key Features

- Semi-detached character cottage
- Fitted kitchen/breakfast room and utility/porch
- Extended sun lounge overlooking the garden
- Large garage/workshop and parking for 3 cars
- 2 bedroom, 2 bath/shower room
- Beamed living room featuring log burning stove
- Established, sheltered south-facing garden
- EPC rating F



THE COTTAGE

This charming home has been very well cared for and offers wonderfully light, extended two bedroom, two bath/shower room accommodation, along with a fitted kitchen/breakfast room, utility/porch and features an open beamed living room with log burning stove.

Extended over recent years, the living room is particularly spacious, enjoying both a cosy fire side feel in the original room, open through to such a beautifully sunny lounge area with patio doors giving access out into the wonderfully sheltered south-facing garden.

The cottage will have tremendous appeal to small families, professional couples, those seeking a tucked away second home and in particular, those looking to downsize in their retirement to be close to the many facilities this sought-after village has to offer.

THE LOCATION

This charming home is located toward the end of New Row, which runs from the centre of the village, It is a quiet, no-through road and provides a level five minute walk to all the village amenities.

THE ACCOMMODATION COMPRISES

This exquisite cottage is approached from the rear, a driveway provides off-road parking and gives access around to a gated raised arch, opening into the beautiful rear garden. A pathway leads to a door giving access into the rear porch and also to a patio giving access through doors into the sun lounge.

LIVING ROOM/SUN LOUNGE

Extended in recent years, the room provides two distinct living and/or dining areas with a broad open arch between. The sun lounge enjoys a south-facing elevation with a series of double glazed hardwood windows and patio doors giving access to, and overlooking, the pretty gardens. Radiator. Recessed staircase giving access to the first floor.

The original living room boasts open beamed ceilings and an attractive fireplace with inset log burning stove, attractive ornate cast iron surround and slate tiled hearth. Shelved recesses to either side. Door to deep under-stair storage cupboard. Arched shelved recess. Opening through to the:-

KITCHEN/BREAKFAST ROOM

Fitted with a range of wall-mounted and matching base cupboards and drawers with two areas of worksurface over. Inset one and a half bowl mono-block sink unit with swan neck mixer tap. Inset four ring ceramic hob with built-in oven beneath and an extractor hood over. Fridge/freezer. Wall-mounted plate rack. A series of fitted cupboards, one of which houses the electric consumer unit. Radiator. Open beamed ceiling. Double glazed window and stable-style door giving access out to the front courtyard. Opening through to the:-

UTILITY/PORCH

Fitted with a small worksurface with inset single drainer sink and mixer tap with cupboard and washing machine fitted below. Wall-mounted fitted double cupboard. Double glazed obscured window to the side. Access to loft space.

Radiator. Tiled floor. Door giving access to the ground floor bathroom and part multi-paned door giving access out to the rear garden.

GROUND FLOOR BATHROOM

Fitted with a three piece suite in white, comprising a panelled bath with twin grip handle and shower over, low flush WC and pedestal wash hand basin with mixer tap and arched mirror over. Wall-mounted heated towel rail. Obscured double glazed window to the side. Tiled flooring.

FIRST FLOOR

LANDING

Door giving access to small storage recess. Three doors give access to the two first floor bedrooms and also to the shower room.

BEDROOM ONE

Double glazed window enjoying lovely views over the rear garden and across to the surrounding mature trees and fields. Two recesses - one with a hanging rail and one with shelving. Built-in wardrobe with hanging rail and shelf. Access to loft space.

BEDROOM TWO

Double glazed window to the front elevation.

SHOWER ROOM

Fitted with a three piece suite comprising a curved corner shower unit with glazed sliding doors, low flush WC and vanity-style unit with inset wash hand basin, mixer tap and arched mirror and glazed shelf over. Wall-mounted heated towel rail. Access to loft space. Extractor fan. Obscured double glazed window to the front.

THE EXTERIOR

TO THE FRONT

A gate opens from New Row giving access and four steps into the enclosed paved courtyard. Fitted log store, broad glazed porch, and stable-style door giving access into the kitchen.

REAR GARDEN

Enjoying a sunny southerly orientation, the established rear lawned garden is an absolute delight! It is bounded with mature borders containing a fine array of mature trees, plants and shrubs including acer, rhododendron, hydrangea, a variety of roses and apple trees to name a few. There is a large raised vegetable bed and central sunken pond (not used for quite a while!). At the top of the garden, is a patio with a most attractive pagoda providing a seating area and supporting a range of established plants including a mature grape vine.

DETACHED GARAGE/WORKSHOP

A large garage/workshop with wide electronically operated up-and-over door to front. Light and power sockets. Long fitted work bench and a range of shelving. Window and door giving access to the side.

PARKING

A driveway runs to the side of the garage providing off-road parking for two vehicles in tandem. Hardstanding outside the front of the garage provides an extra parking space.



GENERAL INFORMATION

SERVICES

Mains water, drainage and electricity are connected to the property.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

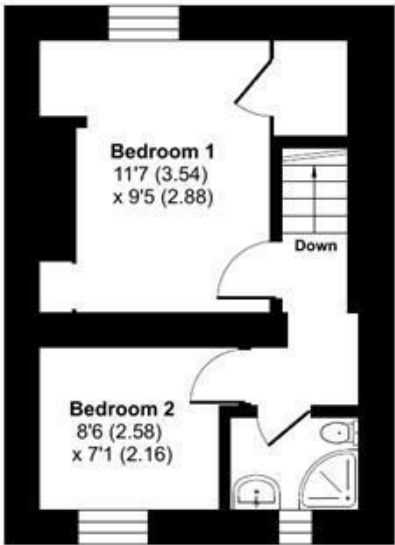
VIEWING

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

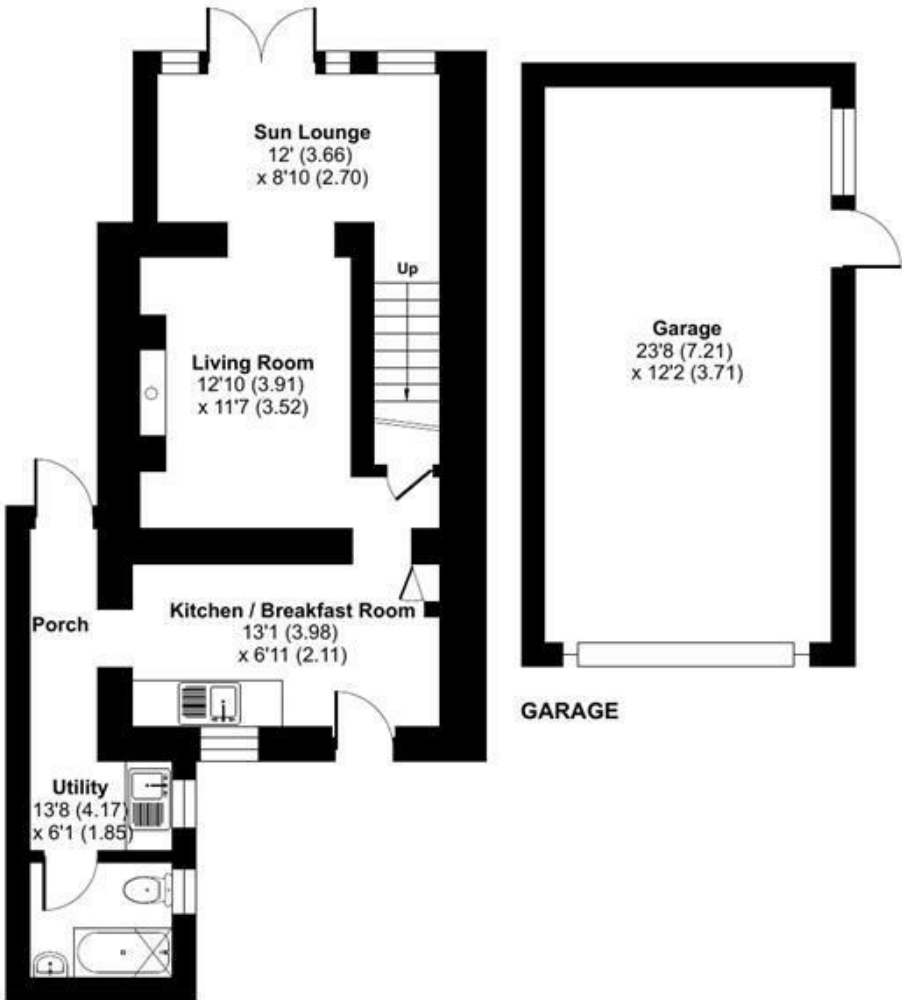


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Approximate Area = 716 sq ft / 66.5 sq m
Garage = 288 sq ft / 26.7 sq m
Total = 1004 sq ft / 93.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2026. Produced for Laskowski & Company. REF: 1478447