



Laskowski
&Co



Box Trees, 23 Passage Hill, Mylor, Falmouth, TR11 5SN

Guide Price £425,000

A charming 3 bedroom double fronted cottage, situated on Passage Hill, close to the centre of this highly sought-after creekside Village. 'Box Trees' offers a wealth of character, with the accommodation now requiring a scheme of updating and modernisation, comprising on the ground floor: a spacious dual aspect living/dining with wood-burning stove and access to the garden, and generous kitchen/dining room. On the first floor are 3 bedrooms (1 en-suite) and a family shower room. The sunny south-east facing garden extends to approximately 75' in length, which backs onto open fields and has a timber summerhouse. Off-road parking is provided for 1 car to the front of the cottage. No onward chain.

Key Features

- Attractive double fronted 3 bedroom cottage
- Large living/dining room and sociable kitchen/diner
- Requiring updating
- Off-road parking
- Sought-after creekside village
- Delightful mature south east-facing garden
- Oil fired central heating
- EPC rating D



THE LOCATION

Located at the head of the creek, Mylor Bridge offers an excellent range of amenities including a salon, cafe, newsagents, 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 four and a half and eight and a half distant, respectively. From the village centre there is a beautiful walk along the northern banks of Mylor Creek to the Fal Estuary and mouth of Restronguet Passage - home of the thatched Pandora Inn.

THE ACCOMMODATION COMPRISES

Pedestrian gate and pathway to:-

STORM PORCH

Obscure glazed timber front door to:-

LIVING/DINING ROOM

A generous dual aspect living/dining room with beamed ceiling and slate floor. Opening to kitchen/dining room.

LIVING AREA

Timber double glazed sash window to front aspect with deep sill. Imposing stone fireplace housing cast iron wood-burning stove set on a slate hearth with oak mantel, cupboard/wood store to one side with light and housing consumer unit. Wall lighting.

DINING AREA

The dining area provides ample space for a large family dining table and chairs, with multi pane timber French doors opening out to the south east-facing garden, with bespoke hinged shutters. Built-in shelving to either side of the French doors, wall lighting, radiator.

KITCHEN/DINING ROOM

Another spacious dual aspect room, with a range of eye and base level units, roll-top worksurface with inset one and a half bowl sink/drainage unit with swan neck mixer tap. Built-in four-ring ceramic hob with extractor over, built-in electric double oven. Space and plumbing for washing machine. Stone feature former fireplace, now housing Worcester oil fired boiler. Space and plumbing for dishwasher. Space for freestanding fridge/freezer. Radiator, timber double glazed sash window to front aspect, recessed spotlights. Under-stair storage cupboard and further floor-to-ceiling built-in cupboards with shelving and hanging rail. Radiator, multi pane glazed stable door giving access to the garden, with single glazed window to one side. Stairs to first floor.

FIRST FLOOR

LANDING

Doors to bedrooms one and two, family shower room and bedroom three en-suite.

BEDROOM ONE

A light and bright double bedroom, with timber single glazed window enjoying a south east aspect and overlooking the delightful garden. Radiator, range of built-in wardrobes with

hanging rail. Central ceiling light, telephone point, TV aerial socket. Loft hatch.

BEDROOM TWO

A double bedroom with double glazed sash window to front aspect. Whitewashed brick chimney breast, built-in wardrobe with hanging rail. Further built-in cupboard, central ceiling light, radiator. Door to:-

EN-SUITE WC

Dual flush WC, circular wash hand basin with mixer tap. Recessed ceiling lights.

BEDROOM THREE EN-SUITE

Currently en-suite to bedroom three, but with potential to reconfigure the access to a second independent shower room. Walk-in corner shower cubicle with boiler-fed shower, tiled surround and glass shower doors. Dual flush WC, vanity unit housing circular wash hand basin with mixer tap. Recessed ceiling lights, storage cupboard with shelving. Door to:-

BEDROOM THREE

A good size single or small double bedroom, with multi pane single glazed window to rear aspect overlooking the garden and fields beyond. Recessed ceiling lights, radiator, built-in over-stair storage.

FAMILY SHOWER ROOM

A large shower room, with walk-in shower cubicle, Mira Sport electric shower, panelled surround and glass shower screen. Dual flush WC, pedestal wash hand basin with tiled splashback. Chrome radiator/heated towel rail, wood-effect laminate flooring, recessed ceiling lights. Timber double glazed sash window to front aspect. Loft hatch.

THE EXTERIOR

TO THE FRONT

Granite chipped parking area providing off-road parking for one car. A further granite chipped area provides space for pot plants and outside seating. A central pathway leads to the front door.

TO THE REAR

A particular feature of the cottage. This mature and beautifully planted garden enjoys a sunny south east facing aspect, enclosed by a low stone wall to the rear and backing onto open fields. Accessed from either the French doors from the dining room or stable door from the kitchen, a paved patio and seating area offers steps up to the main garden, which offers an abundance of mature planted borders, containing a vast range of colourful shrubs, to include a variety of roses, rhododendrons and camellias. The sheltered sunny garden provides an excellent degree of privacy. To the far end of the garden is a further timber shed.

TIMBER SUMMERHOUSE

A substantial insulated summerhouse, with power and light, glazed windows to three sides. Timber flooring, glazed French doors. Ideal for those requiring an art or studio space or, simply, for use as garden storage.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

VIEWING

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



Floor Plan

Passage Hill, Mylor, Falmouth, TR11

Approximate Area = 1200 sq ft / 111.4 sq m
Garage = 109 sq ft / 10.1 sq m
Total = 1309 sq ft / 121.5 sq m

For identification only - Not to scale

