



Newland, Springfield Park, Mylor Bridge, Falmouth, TR11 5SJ

£475,000

3D TOUR AVAILABLE!

Located at the head of Springfield Park and commanding elevated views across outer Mylor towards College Reservoir in the distance, a detached 3/4 bedroom bungalow of generous proportions, offering versatile accommodation with the unique addition of a lower ground floor hobby room/bedroom accessed via a lift from the principal bedroom. To the rear, a private and well positioned rear garden with raised balcony spanning the living room and kitchen respectively, captures a bright southerly aspect with late evening sun. Driveway parking together with garaging for dry storage/surplus parking needs. To be sold with no onward chain.

Key Features

- Detached bungalow, village setting
- 3/4 bedrooms, 2 bath shower room accommodation
- Elevated far-reaching views
- 3D tour available
- Walkable to local amenities and creek
- Enclosed southerly-facing rear garden, broad balcony
- Plentiful parking and single garage
- EPC rating D



THE ACCOMMODATION COMPRISES

From the tarmac driveway, two steps and handrail rise to a covered entrance way, leading to a part glazed and panelled front entrance door, opening into the:-

ENTRANCE LOBBY

Quarry tiled flooring, much natural light via an obscure glazed uPVC window to side elevation. Panelled concertina doors leading to cloak cupboard with shelving and coat hooks. Inset downlight. Multi pane casement doors opening into the:-

HALLWAY

L-shaped hallway, particularly wide for ease of access, with doors to kitchen, living/dining room, family bathroom, bedroom three and bedroom two. Further panelled doors to cupboards, one housing unvented hot water cylinder and slatted shelving, the other providing useful storage space and store. Shallow display cupboard with glass shelving and storage under. Radiator, loft hatch, ceiling light. Tower heating thermostat.

KITCHEN

A deep and bright double aspect room with an array of modern, wood-effect units set to two sides, comprising cupboard and drawer units above and below a granite-effect worksurface, incorporating an inset one and a half bowl sink with mixer tap and drainer, together with appliances including Hotpoint four-ring gas hob, tiled splashback and concealed extractor over, Blomberg electric oven with grill over. Under-counter space and plumbing for washing machine and dishwasher. Ceiling light, tiled flooring, glazed to side elevation. Opening leading into:-

SMALL DINING AREA

Obscure glazed panel door, large picture-style window enjoying a pleasant view over the beautifully tended rear garden and countryside beyond. Further space for freestanding white goods. Loft hatch, ceiling light, radiator, continuation of tiled flooring. Part glazed concertina door leading into the:-

LIVING/DINING ROOM

Again, another light, bright and deep room, providing a wonderful double aspect allowing far-reaching views across the garden and beyond. Central fireplace with inset wood-burner stove, polished stone mantel, hearth and surround. TV aerial point, two radiators. Sun tunnel providing natural light, two ceiling lights. Dining space with varying glazing, replacement uPVC doors leading onto a well placed and broad, southerly-facing, rear patio.

PRINCIPAL BEDROOM

Incredibly spacious, light, and incorporating the unusual addition of a lift descending to the lower ground floor hobby room. A sizeable double room with broad double glazing to the rear elevation, providing far-reaching views. Comprehensive built-in wardrobes and doors, dressing unit incorporating numerous drawers. Loft hatch, ceiling light, varying wall lights, radiator. Door to:-

EN-SUITE SHOWER ROOM

A modern white three-piece suite comprising a dual flush WC, pedestal wash hand basin and tiled splashback, broad

shower with folding and glazed shower door, wall mounted control and dual shower heads, fully tiled walls. Radiator, ceiling light, triple mirror-fronted medicine cabinet with small shelf under. Wood-effect flooring. Extractor, obscure glazed window to front elevation.

BEDROOM THREE

A small double, with ceiling light, radiator, window to the front elevation with an outlook over the front garden.

FAMILY BATHROOM

Dual flush WC, panelled bath with handgrips, Mira Zest electric shower over, pedestal wash hand basin. Radiator, electric towel rail over, mirror-fronted medicine cabinet. Tiling to wash hand basin and bath, wood-effect flooring, ceiling light, further radiator, obscure glazed window to far side.

BEDROOM TWO

A sizeable and incredibly spacious double bedroom. Broad glazing to the front elevation, spotlighting.

LOWER GROUND FLOOR

BEDROOM FOUR/HOBBY ROOM

A most intriguing addition to the property, with lift rising to ground floor level or, alternatively, accessed to the rear via the glazed and covered stairwell from the garden, leading to a glazed rear access door with adjacent fixed window to provide borrowed light from the stairwell beyond. A deep room, providing an opportunity to be used for the keen hobbyist, purchasers who require ancillary accommodation, work from home use or, simply, those requiring extra space for storage. Power and light connected, comprehensive shelving, two corner cupboard units. Two radiators, TV aerial point, telephone point. Inset downlights, wood-effect flooring. Part glazed door leading to:-

GLAZED STAIRWELL

Glazing to two sides with a pitched, glazed roof. Four steps and handrail ascend to a platform with glazed door leading onto the rear garden and recess providing potential for storage, if required.

THE EXTERIOR

REAR GARDEN

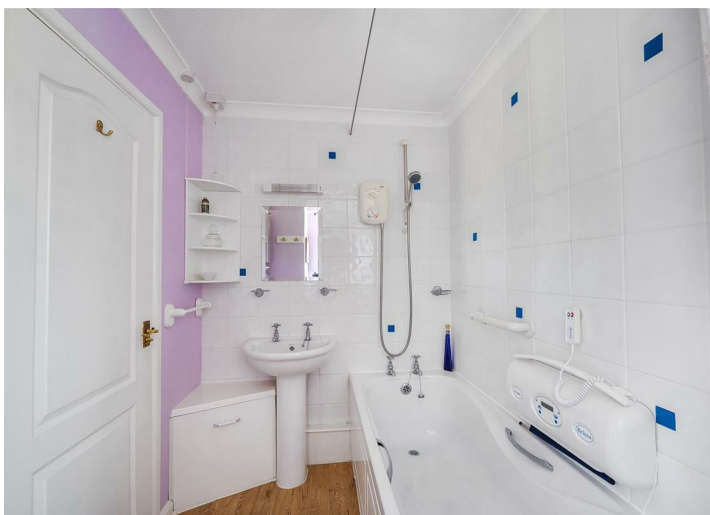
Well tended over many years and mainly laid to lawn with stone shingle borders, planted with a variety of shrubs and bushes. A paved pathway leads around the garden to a spacious patio, providing the ideal area in which to enjoy al fresco dining. Shallow steps rise to:-

REAR BALCONY

Providing a degree of elevation with far-reaching views over Mylor village and towards rolling countryside beyond. Perfectly situated to capture sunlight throughout the day, with a favourable due south aspect. Electric retractable awning, exterior courtesy lighting, covering to rear access door. Bordered by wrought iron railings and finished with tiled flooring. Steps down to the:-

SINGLE GARAGE

Situated to the rear of the driveway, a well constructed, block-built garage with pitched roof, metal replacement front door and floor mounted Worcester boiler providing domestic



heating. Light and power connected. Additional storage within roof pitch. Work bench with tiled splashback and cupboards over. Glazed to side elevation.

DRIVEWAY AND FRONT GARDEN

A deep tarmacadam driveway provides parking for several vehicles, with water tap to the rear and space to the front for parking in parallel. Stone shingle laid frontage offering ease of maintenance, with low retaining walls, timber fencing and oil storage tank. Tarmacadam pathway from the front of the drive leads around the eastern side of the property to a wrought iron gate, providing access to a useful side storage area, laid to stone shingle and bordered by a low stone wall.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band D - 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

Springfield Park, Mylor Bridge, Falmouth, TR11

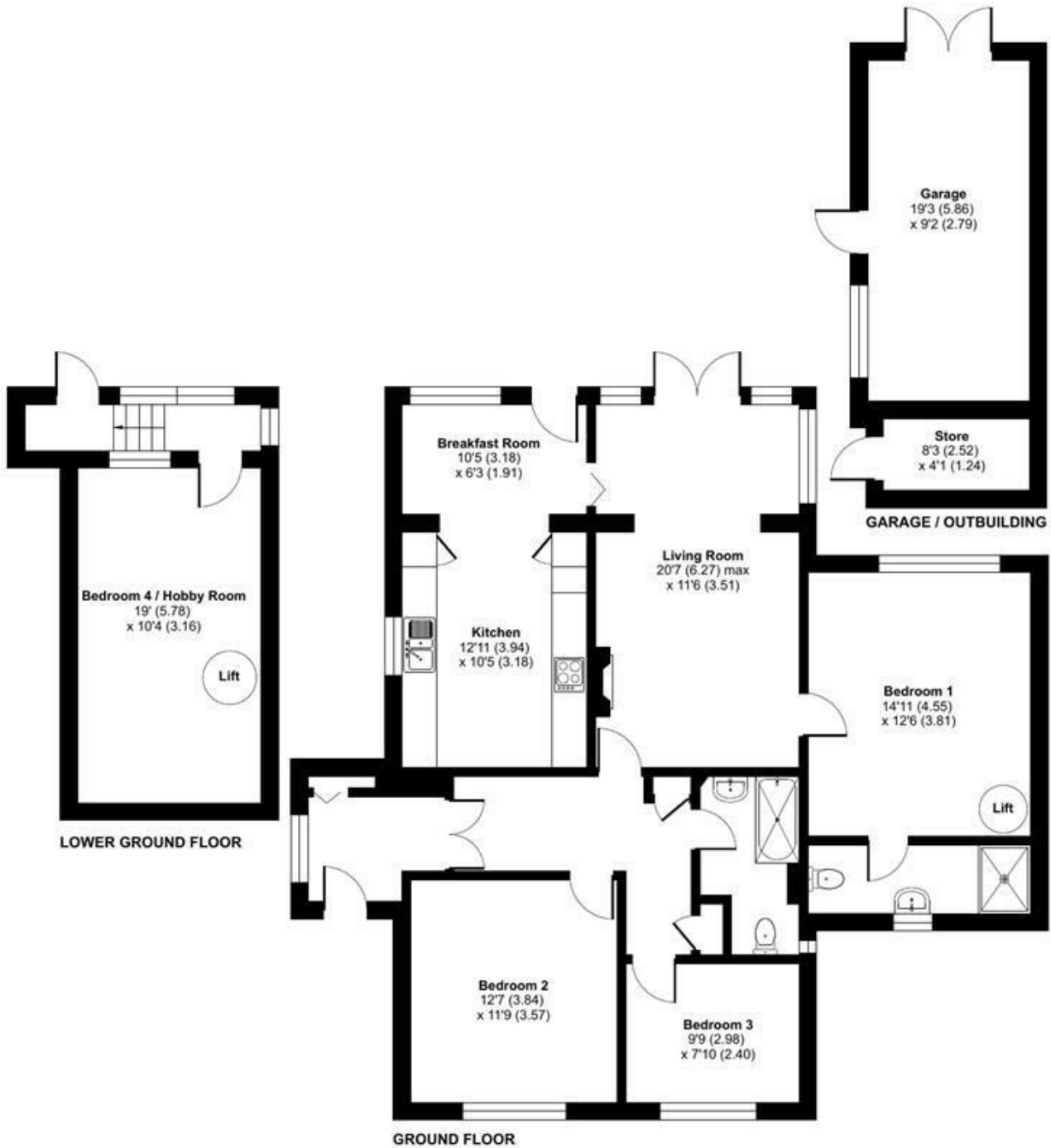
Approximate Area = 1415 sq ft / 131.4 sq m

Garage = 176 sq ft / 16.3 sq m

Outbuilding = 34 sq ft / 3.1 sq m

Total = 1625 sq ft / 150.8 sq m

For identification only - Not to scale



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