



Heather & Lay

The local property experts

4 Salt Box Close, Mylor Bridge - TR11 5NN

A delightful 3-bedroom, individual bungalow nicely set at the head of a select Close, moments from the creekside of this most sought-after of villages. Southwest facing garden, air source heat pump, solar panels, two garages, and expansion potential.

No onward chain.



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MYLOR VILLAGE	approx. 0.75 MILES
FALMOUTH TOWN	4.7 MILES
PENRYN STATION	2.9 MILES
TRURO	8 MILES
NEWQUAY AIRPORT	30 MILES

- Superb, improved detached 1970s bungalow
- Much sought-after creekside village & community
- Head of select cul de sac
- Three bedrooms, main en-suite
- Inspired triple aspect, open plan kitchen/dining & living room
- Family bath/shower room
- Level plot & delightful South facing, private rear garden
- Energy saving credentials - air source heat pump & solar panels
- 2 Adjacent, interconnecting garages for great flexibility
- Moments from creek & 5-minutes from village centre

THE PROPERTY

Boskensa is a lovely village home with appeal and quality that's so hard to find. Set at the head of a select close and just a few minutes' walk from the creekside, this detached bungalow was built in the 1970s at a time of less pressure to build intensively and since when it has been thoughtfully improved and has evolved beautifully. Its orientation is spot on with a joyful, enclosed and private rear garden facing South and West, accessed via French doors from the living/dining room and kitchen, and from the hallway. There are three bedrooms, the main en suite, in addition to the 'family' bath/shower room and WC. Energy saving credentials are impressive and reassuring with its air source heat pump, scheme of additional insulation and array of photovoltaic (solar panels). Beside the bungalow and internally accessed, are two generous interconnecting garages that will perhaps excite many for the considerable storage/workshop facility they currently provide. We believe there is also great scope here, subject to any necessary consents, to expand the accommodation, or adapt and create a wonderful studio, work from home office, or whatever suits. Being sold without onward chain, we are excited to be marketing 4 Salt Box Close, recognising how rare and special it is!

THE LOCATION

4 Salt Box Close occupies a lovely spot on the favoured southern side of Mylor Creek, just a few minutes' walk away, whilst the village centre is about five minutes on foot. Mylor has an active, friendly community and excellent facilities that include the Lemon Arms Pub, the well-stocked Mylor store, a highly regarded primary school, pre-school and playgroups. Great to have a new coffee shop and deli, Isobel's, in the village. Those in the know make their weekly pilgrimage to The Food Barn at Tregew, about a mile away; it's a Saturday produce market, where over 20 stalls come together to offer inspired and varied produce that is high in quality and encourages a supportive environment. There are doctor and dentist surgeries, a post office and newsagent, hairdressers, award-winning butcher's shop plus a fishmonger. The Village Hall has an extensive programme that includes exhibitions, a history group, keep-fit classes and monthly cinema showings. There are also several local clubs, tennis courts, a bowling green, playing fields, plus a regular bus service running to Falmouth and Truro. Small wonder that the Sunday Times has named Mylor Bridge as 'One of the Best Places to Live' and that it is one of the most desirable villages around. The village is located approximately 4 miles from the harbour town of Falmouth and 8 miles from the Cathedral City of Truro.

Mylor Creek is a tributary of the River Fal, leading into the Carrick Roads with access to some of the best day sailing waters in the country. There are a number of yacht clubs nearby, including those at Restrouquet, Mylor, Flushing and several in Falmouth. Mylor Harbour, just a short distance away, has remarkable facilities including a Marina with pontoon and swinging moorings, chandlers, marine services and restaurants.



ACCOMMODATION IN DETAIL
(ALL MEASUREMENTS ARE APPROXIMATE)

UPVC panel effect triple lock door to...

ENTRANCE HALLWAY

A welcoming space with slate tile floor. Radiator. UPVC double glazed door and side pane, leading through to the rear terrace and garden. Panel door into the two block-built garages.

HALLWAY

'L' shaped with solid oak doors and thresholds to the three bedrooms and bath/shower room. Oak and glazed door to sitting room and kitchen/dining room. Within the hall is extensive sliding door storage and cupboard space, and an airing cupboard with slatted shelves and heater. Utility cupboard housing 'Gledhill' hot water heater and solar panel and air source heat pump controls. Access to loft space.



SITTING ROOM, OPEN PLAN TO KITCHEN & DINING ROOM

A wonderful social space, all open plan but with distinct areas to cook, dine and sit comfortably with plenty of lightness gathered through UPVC double glazed windows to three aspects, and French doors out on to the terrace and garden.

SITTING ROOM

Built-in cupboards and bookcase. Stylish 'Jotul' woodburning stove on a slate hearth. UPVC double glazed window. Ceiling spotlights.



KITCHEN/DINING ROOM

A wonderful space with triple aspect, UPVC double glazed windows and two sets of doors out onto the garden, to side and rear, together with views overlooking countryside and woods. Stylish modern fitted kitchen in light sage colour with an extensive range of base and eye level, soft closure cupboards and drawers with composite worktop surfaces and two inset composite sinks; one twin sink with drainer, the other a sink and drainer each with mixer taps. Ingenious corner carousels, integrated, pull-out spice drawer and integrated fridge/freezer. Two chest height stainless steel AEG ovens, one with microwave. Within the kitchen is an island with composite work top, inset AEG induction hob with glass and stainless-steel extraction hood above. Space and plumbing for dish washer and washing machine. Ceiling spotlights. Solid wooden floor.

BEDROOM ONE

UPVC double glazed windows to two sides. Plenty of built-in wardrobe, recess and cupboard space. Radiator.

EN-SUITE SHOWER ROOM

Oversized boiler fed shower cubicle, rain and flexible spray. 'Vitra' porcelain circular sink, WC with concealed cistern. Heated towel radiator. Cupboard space. Obscure UPVC double glazed window.



BEDROOM TWO

UPVC double glazed windows to two side. Built-in cupboard above wardrobe and shelving. Radiator.

BEDROOM THREE

Two UPVC double glazed windows. Radiator.

BATH/SHOWER ROOM

Comfortable, large and practical. Large, deep bath with 'Grohe' tap. Two obscure UPVC double glazed windows. Walk-in shower cubicle with rain and flexible spray. Hand basin with cupboard beneath. Radiator. Two heated towel radiators. Easy clean walls..

From the entrance hallway, a lockable doorway leads into two interconnecting garages which add great flexibility here. For some this will simply excite as substantial workshop, garage and storage space but they also have scope to incorporate into the main accommodation for example, or as studio or work from home office space, or whatever suits, all subject to necessary consents, of course.







OUTSIDE

FRONT GARDEN

Bonskens lies within a generous, relatively level plot and garden at the head of this small exclusive Close. Parking for two cars side by side on the short driveway, leading to the two garages. The garden is established, thoughtfully planted and richly stocked. The front garden laid to lawn with shrub borders and interspersed with small trees including an ornamental cherry, twisted willow, camellia, azalea and a climbing hydrangea. Side gate and wide pathway with shrub and flower borders including a variegated pittosporum. Belfast sink and taps. Slate shelf.

‘Panasonic’ air source heat pump.

REAR GARDEN

A delightfully enclosed, sunny South facing and private garden with area of lawn and an expanse of paved terrace, accessible from the living space, via wide French doors, and from the hallway and the two garages. From the lawn, a rose arch into a ...

PRODUCE GARDEN with raised beds, strawberry patch, bay tree, rhubarb and soft fruit bushes, together with a

QUALITY GREENHOUSE 14' x 8' (4.27m x 2.44m) with soil beds either side of a concrete path. Shelving. opening windows, vents.

There is a lovely old productive apple tree as well as plants and shrubs, such as pieris, hellebore, lavender, roses and hydrangea, to give year-round colour and interest. A Cornish hedge with copper beech hedge atop, separates the garden from the adjacent field. Storage area to side of garage. Water butts, outside tap and lighting.

GARAGE ONE

18' 3" x 10' (5.56m x 3.05m) UPVC double glazed door and side pane to the terrace and garden. Solar panel inverter. Electric tripping switches and meter. Up and over vehicular door. Internal door to

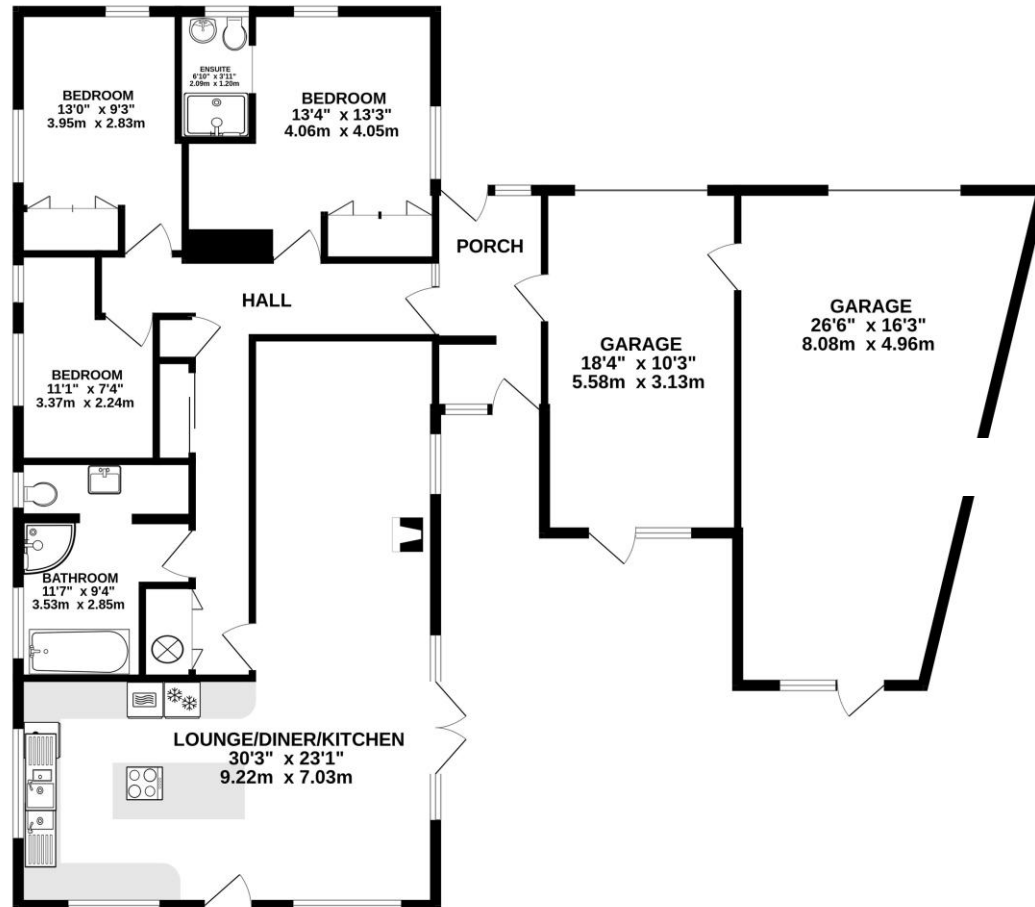
GARAGE TWO

26' 5" x 15' 7" (8.05m x 4.75m reducing to 10' (3.05m) UPVC double glazed door and side pane to the rear garden. Workbench, shelving, power and light. Up and over vehicular door.





GROUND FLOOR
1648 sq.ft. (153.1 sq.m.) approx.



TOTAL FLOOR AREA: 1648 sq.ft. (153.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES:

Mains electricity & water. Air source heat pump & solar panels

LOCAL AUTHORITY

Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

COUNCIL TAX: E

EPC: D

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

A large, leafless tree with a thick, gnarled trunk stands in the foreground of a lush green garden. The tree's branches spread out across the upper half of the frame. In the background, a light-colored house with a gabled roof and a large glass extension is visible. To the left, a wooden trellis structure is covered with climbing plants. A stone wall and a greenhouse are also visible on the left side of the garden. The sky is clear and blue.

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