



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR13205228 and LTR70875269

Prices from £1,100,000 each

1 Mylor Woodlands and 3 Mylor Woodlands,
Comfort Road, Mylor Bridge, Falmouth, Cornwall, TR11 5SE

FREEHOLD



Last 2 remaining detached houses – scheduled for build completion early 2027.

A choice of two, beautiful, detached, traditional-style new build houses with over 2,150sq.ft. of opulent and highly specified accommodation including a huge 31' long open-plan dining room/kitchen, a separate living room, snug/study, utility room, 4 bedrooms (2 en-suite) and a double garage. Each with a south east facing garden and situated in a quiet enclave in the heart of the ever popular and highly sought after village of Mylor Bridge, just a short walk to a vast array of amenities and the creek.





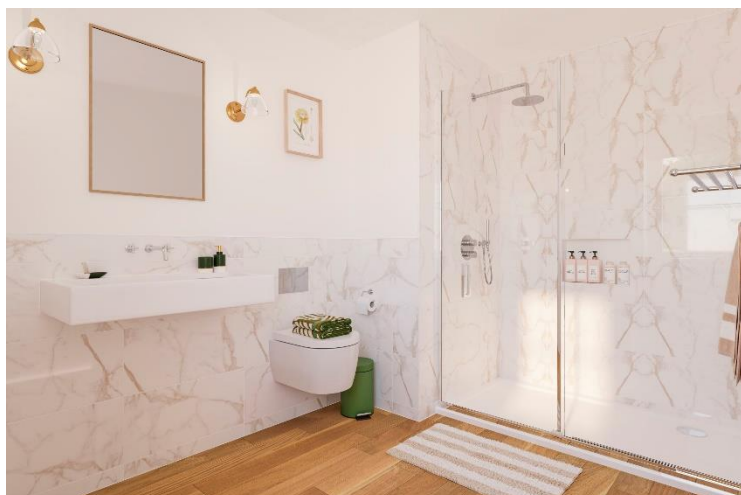
SUMMARY OF ACCOMMODATION – In all, anticipated to be circa 2,421sq.ft. including garaging.

Ground Floor Entrance hall, wc, dining room/kitchen, utility room, living room, study/snug.

First Floor Landing, principal bedroom with en-suite shower room and dressing room, guest bedroom with en-suite shower room, 2 further double bedrooms, family bath/shower room.

Outside Detached double garage (1 Mylor Woodlands), integral double garage (3 Mylor Woodlands), driveway parking. Landscaped south west facing gardens.

Circa 1/5 of an acre each.





DESCRIPTION

- Brand new energy efficient homes
- Double garage and driveway parking
- South west facing gardens
- Very reputable, locally based developers
- Traditional Cornish architecture
- Opportunity to choose own finishing touches
- Highly sought after, peaceful village
- Close to amenities, school and the creek
- All images used are computer generated





SPECIFICATION

KITCHEN & UTILITY

- High quality, traditional kitchen with all the modern features you would expect. Fully designed and supplied by local suppliers with a show room to view and select finishes (a range of door and carcass colour and worktop choices available*)
- Choice of solid stone/quartz worktops and upstands.
- Well-designed cupboards and drawer storage with solid brass handled solid timber painted doors. CGIs show a classic sage green. All with a luxurious soft close mechanism.
- Breakfast bar with T&G panelled base.
- Belfast sink with large traditional chrome mixer tap.
 - Premium fully integrated appliances included: 2 x Miele Ovens – H2465B
 - 1 x Miele (very large) Induction Hob – KM7373FL
 - 1 x Miele (full height) Fridge – K7715E
 - 1 x Miele (full height) Freezer – FNS7710E
 - 1 x Miele Dishwasher - G5150VI
 - 1 x Falmec Extractor – 364476
 - Separate utility in matching high-quality furniture and worktops. Complete with second sink, cupboard storage and spaces for both washing machine and tumble dryer (drainage for condenser in-situ). External door to the garden.

BATHROOMS

- Modern classic interior design continued with real solid marble tiling, LVT floors, traditional swan neck and crosshead taps from Crosswater, wall light and mirrors included, paired with contemporary luxury sanitaryware by Villeroy & Boch.
- Slimline solid shower trays with stainless steel drain cover and frameless thick glass doors/screens
- Niches to showers with feature lighting
- Freestanding baths
- Wall mounted shower controls with ceiling mounted 'spa style' shower head, separate handset and all pipework concealed within the wall
- Wall hung toilet with concealed cistern

- Underfloor heating, plus large heated towel rails (dual fuelled for central heating and electric/summer setting option)
- Double basin to principal en-suite.
- Shaver sockets and wall mounted electric toothbrush chargers

FLOORING & JOINERY

- All included, with a range of choices*
- Choice of premium engineered oak flooring to ground floor
- Premium carpets to first floor
- Feature carpet runner with metal bars on a feature oak staircase with oak handrail and spindles.
- Classic solid internal doors with chrome furniture and integral locking to bathrooms and wc
- White painted traditional skirtings and architraves
- Principal bedroom suite walk-in wardrobe included
- Feature freestanding vanity unit to family bathroom
- Panelled hallway recessed storage area for coats, shoes and bags. Complete with shelf and brass coat hooks.

ELECTRICAL

- Electric car charging point
- Well placed light switches and plug sockets in white
- TV points to lounge, study and all bedrooms (floor and wall mounted positions)
- Openreach Fibre internet/telephone point connected already + CAT6 connection points to master bedroom, study and living room
- USB sockets fitted to principal bedroom and kitchen area
- Extensive, low energy, bright, recessed LED downlighting throughout (except bedrooms which have pendant lighting)
- Feature swan neck wall lights in bathrooms
- PIR lighting to bathrooms for 'automated switching' at night, including low level night light adjacent to toilets.
- Mains operated smoke and heat alarms
- External lighting to all external doors and rear elevation for patio illumination
- Remote controlled electric garage door
- Electric underfloor heating to bathrooms.

HEATING, ENERGY EFFICIENCY & RENEWABLES

- Highly efficient and renewable heating technology: **AIR SOURCE HEAT PUMP**
- Underfloor heating to entire ground floor (excluding garage), fully zoned so you can control heating in various areas independently
- Central heating fully programmable, managed via an advanced self-learning thermostat that can be controlled via an App on mobile device
- Radiators to first floor with thermostatic radiator valves. Electric underfloor heating to bathrooms.

- Very high levels of insulation to external fabric and high level of air tightness for greatly reduced heat losses, thereby reducing your central heating demand and costs.
- High performing, low maintenance, flush casement, woodgrain effect uPVC windows
- Highly secure, composite front door with multipoint locking system and two glass full height side lights in a very tasteful sage green colour.

GARAGE

- Fully automated, electric garage roller door with remote controls
- Electric specification includes lighting and plug sockets

EXTERNAL FINISHES & LANDSCAPING

- Traditional white render and low maintenance natural slate cladding, natural slate roofs
- Timber effect flush casement windows for an elegant traditional look
- West facing gardens for afternoon and evening sun
- Terraces accessed via bifold doors to kitchen diner
- Natural sandstone or limestone patios and paths
- Turf laid to lawn, with select planting to front garden (native hedging for screening and privacy, and carefully designed tree placement and shrub borders for short-medium term garden maturity)
- Private gardens with secure boundaries and gated side access and closed panel timber fencing (save to existing, substantial hedge boundaries)
- Low maintenance uPVC guttering
- Herringbone style block paved driveways
- External hot and cold water taps to side of garage for car washing and garden

Peace of mind

- 10 year insurance-backed structural warranty provided by Advantage
- 2 year Kingsley Developments snagging warranty
- New mains foul drainage, water and electric (+ fibre internet right to the premise)



*choices subject to build programme

THE DEVELOPER

Kingsley Developments are a Cornish, family owned and family run business which has over 40 years' worth of experience in building quality new homes in Cornwall. They boast a knowledgeable and thorough management team and maintain a strong focus on using the very best local suppliers and tradespeople to help deliver executive and individual sites. Offering an incredibly high level of attention of detail, Kingsley Developments are dedicated to using the very best local



architects and technicians to ensure their homes are built to last and tailor to the lifestyle their clients require.

LOCATION

Mylor Bridge is popular not only for its excellent village facilities and community spirit but also for the surrounding beautiful countryside and the proximity to sailing facilities. Small boats can navigate Mylor Creek and some of the best deep water moorings facilities are found at the entrance to the creek at Mylor Churchtown where there are sheltered moorings and pontoon berths with a first-rate boatyard and excellent yacht club.

Mylor Bridge is also popular due to being situated between the bustling port and harbour town of Falmouth and the city of Truro (Cornwall's capital). These two offer some of the widest array of amenities available in Cornwall including a full range of national and local retailers, supermarkets, excellent transport links and both private and state schooling.

Truro has a mainline station providing a direct link to London Paddington with approximate travel time of 4½ hours and there are excellent links from this area out to the A30 which then remains largely dual carriageway all the way northwards to Exeter where it joins with the national motorway network. To the northwest lies Cornwall Airport Newquay which provides daily shuttle flights to UK and some European destinations.

For sailing and pleasure craft enthusiasts, Mylor Creek connects to the Carrick Roads which is the main estuary water of the River Fal and its tributaries. The Carrick Roads is a large open expanse of sheltered water providing some of the best day sailing in the country. Both Falmouth and the surrounding creeks have an excellent array of boating facilities, and the surrounding creeks and rivers provide a perfect pottering, playground to be explored on foot or by boat.

GENERAL INFORMATION

VIEWING Please do not enter the site unaccompanied for health and safety reasons. All site visits must be made strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR11 5SE.

SERVICES Air source heat pump. Underfloor heating to the entire ground floor (excluding the garage). Fully zoned so that rooms can be individually and independently controlled with a self-learning thermostat that can be controlled via an App. Radiators to the first floor. Electric underfloor heating to the bathrooms. Mains water and electricity. Mains foul drainage. Shared storm system with a Management Company to be set up.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1800 Mbps highest possible download speed. 220 Mbps highest possible upload speed. (Source: Ofcom).

COUNCIL TAX BAND Not yet assessed (see www.mycounciltax.org.uk).

DIRECTIONS From the middle of Mylor Bridge, with The Lemon Arms pub on your left, take the next left hand turn onto Lemon Hill which then turns into Comfort Road. Pass the school on your left hand side and continue along Comfort Road and as the road gently bears to the left there will be a tarmac turning on your left hand side marked by our For Sale board. Please descend down this road all the way to the bottom and the plot will be found on your right hand side. If you make it to a give way traffic calming measure on Comfort Road, you'll have missed the turning.

WHAT3WORDS [///treating.uppermost.printout](#) (this takes you to the entrance of the driveway which descends down to the plot).

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, including the broadband speed and mobile phone coverage, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



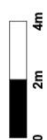
Not to scale – for identification purposes only.



Not to scale – for identification purposes only.

MYLOR WOODLANDS

Plot 3
TOTAL GIA - 2153sqft/200sqm
(including garage 2422sqft / 225sqm)



Not to scale – for identification purposes only.



