



Laskowski
&Co



Bridge Cottage, Bridge, Constantine, Falmouth, TR11 5AL

£499,950

Situated within the hamlet of Bridge in the parish of Constantine and on the entrance to Glebe Woods, is this charming and beautifully presented detached 3 bedroom Cornish cottage. The footpath alongside 'Bridge Cottage' gives access to the woods and up to the 15th Century church, with village amenities including shop and post office, close by. This period home has benefited from a great deal of updating and sympathetic modernisation by the present owner, with the versatile accommodation now comprising: side entrance porch, generous living/dining room with beamed ceiling, electric under-floor heating and cast iron wood-burning stove, sitting room/ground floor bedroom, ground floor bathroom/WC, country-style kitchen with Everhot range cooker and pantry/utility room. The first floor has been reconfigured to provide a beautifully appointed shower room, 2 large double bedrooms and a 'central' open-plan studio space/office (formerly a 3rd first floor bedroom). The cottage gardens extend to the front, side and rear of the property, bordering a slow running stream and featuring a raised decked terrace and recently installed patio. Those looking for a character home in this highly sought-after village are encouraged to view at the earliest opportunity.

Key Features

- Detached 3 bedroom character cottage
- Sympathetically updated and beautifully presented with under-floor heating and solar panels
- Ground floor bathroom and first floor shower room
- Large living/dining room with beamed ceiling and wood-burning stove
- Up to 3 bedrooms on the first floor
- 2nd reception room or ground floor double bedroom
- Bordered by woodland and close to village amenities
- EPC rating D



THE ACCOMMODATION COMPRISES

Steps lead down to the front of the cottage, with timber pedestrian gate giving access to the walled front courtyard garden. Glazed timber front door to:-

LIVING/DINING ROOM

A delightful reception room, with two timber sash windows to front aspect, one with timber window seat. Beamed ceiling complemented by light coloured engineered wood flooring with electric thermostatic controlled under-floor heating, fireplace housing cast iron wood-burning stove, with brick-edged hearth. Whitewashed walls, with wall mounted lighting. The room provides space for both comfortable seating as well as a family sized dining table, with central ceiling light over. Doors to kitchen, inner hallway and:-

SIDE ENTRANCE PORCH

Obscure timber glazed door from the front courtyard. Space for the storage of shoes and coats. Wall mounted lighting, open to:-

GROUND FLOOR BATHROOM/WC

A compact and beautifully appointed bathroom, featuring a deep seated bath, with timber steps, chrome waterfall-style tap with shower attachment, and attractive tiled surround. 'Floating' vanity unit with wash hand basin, waterfall-style mixer tap. Concealed cistern dual flush WC. Velux window providing natural light, wall mounted lighting. Electric wall mounted heated towel rail.

SITTING ROOM/BEDROOM THREE

A light and bright dual aspect room, with timber glazed sash window to the front aspect and further timber glazed window to the rear, overlooking the garden. Light coloured engineered wood flooring, electric thermostatic controlled under-floor heating, open beamed ceiling. Whitewashed walls, with wall mounted lighting. Fireplace housing cast iron Hobbit multi fuel stove, with tiled surround, wood mantel over and set on a slate hearth. Built-in shelving to either side of the chimney breast.

KITCHEN

A country-style kitchen, with plenty of natural light provided by the large uPVC double glazed door and full height window, giving access to the rear patio and garden. Further uPVC double glazed window and lantern-style roof light. The kitchen features handmade timber worktops and a range of timber shelving. A ceramic butler-style sink sits above a timber waist level unit, with extendable swan neck mixer tap. Striking electric Everhot range cooker in powder blue, with two ovens, warming drawer, double induction hob and large hotplate. The Everhot is used for cooking and provides background heat during the winter months. Space and plumbing for slimline dishwasher, space for dresser providing further storage. Space for freestanding fridge and freezer. Tiled flooring, beamed ceiling, exposed stone to one wall. Open to:-

PANTRY/UTILITY ROOM

Space for shelving and food storage. Stainless steel sink with mixer tap. Boiler providing domestic hot water. Space and plumbing for washing machine, with built-in shelving over. Tiled flooring, central ceiling spotlights, beamed ceiling.

INNER HALLWAY

Turning staircase rising to the first floor, with under-stair storage cupboard housing electric consumer unit, inverter and two batteries for the solar panels. Tiled flooring.

FIRST FLOOR

LANDING

Large picture window to the rear aspect overlooking the garden. Positive ventilation system, hatch to loft. Door to family shower room/WC, and step down to:-

OPEN-PLAN STUDIO/OFFICE SPACE

A versatile room, formerly a first floor third bedroom, which could be easily reinstated with the erection of a stud wall. With plenty of natural light, this room now provides a fantastic workspace, with whitewashed timber flooring. Timber sash window to the front aspect, central ceiling light, wall mounted electric heater. Timber doors give access to both first floor bedrooms.

BEDROOM ONE

A dual aspect double bedroom, with timber sash window to the front aspect, and further timber glazed window to the rear, overlooking the lawned gardens. Whitewashed timber flooring, central ceiling light. Wall mounted electric heater, loft hatch.

BEDROOM TWO

Another dual aspect double bedroom, with timber glazed sash window to the front aspect, and uPVC double glazed window to the rear. Whitewashed timber flooring, hatch to insulated loft, central ceiling light. Electric wall mounted heater, loft hatch.

FAMILY SHOWER ROOM/WC

A beautifully appointed shower room, featuring a large walk-in shower cubicle, with chrome dual head waterfall mains-powered shower, beautifully tiled and partially enclosed by a glass shower screen. Timber vanity unit with inset tiling and slate top houses an oval ceramic wash hand basin, with wall mounted brass mixer tap, wall mounted light over. Concealed cistern dual flush WC. uPVC double glazed window to rear aspect, overlooking the garden. Whitewashed timber flooring, wall mounted electric towel rail, recessed ceiling light.

THE EXTERIOR

FRONT

'Bridge Cottage' is approached via the public footpath which leads into Glebe Woods, with its popular woodland walks and pathway up to the church and village centre. A private pedestrian gate gives access to the south-facing walled courtyard garden, with wisteria and climbing roses adorning the front of this pretty Cornish cottage. The pathway leads around to the side of the property, bordered by a slow running stream and attractive natural waterfall, two further pedestrian gates - access the footpath and enclosed rear garden.

REAR

The delightful rear garden borders adjacent fields and provides complete privacy, enclosed by Cornish hedging, with a number of trees, evergreen hedging and bamboo running along the boundary. A narrow slow running stream



runs along the eastern boundary, and is joined by a leat which crosses the central lawn. Timber steps lead up from the centre of the garden, to a raised timber terrace which faces south west and is the ideal spot for sunbathing. Below the lawn and accessed via the kitchen, is a paved patio which provides space for a large table and chairs and ideal for entertaining. The patio also offers a hot and cold outside shower, perfect for dog owners! Towards the rear of the garden, is a chicken coop and run, with the garden providing potential for further landscaping.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected to the property. Solar panels owned outright. Broadband connection.

COUNCIL TAX

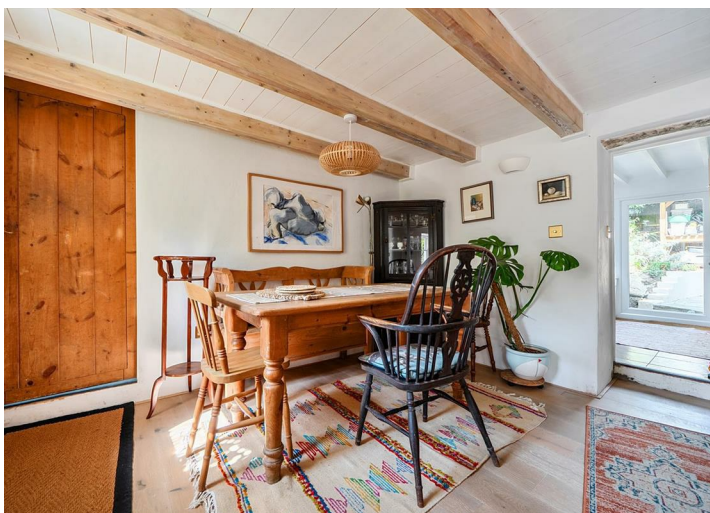
Band D - Cornwall Council.

TENURE

Freehold.

VIEWING

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

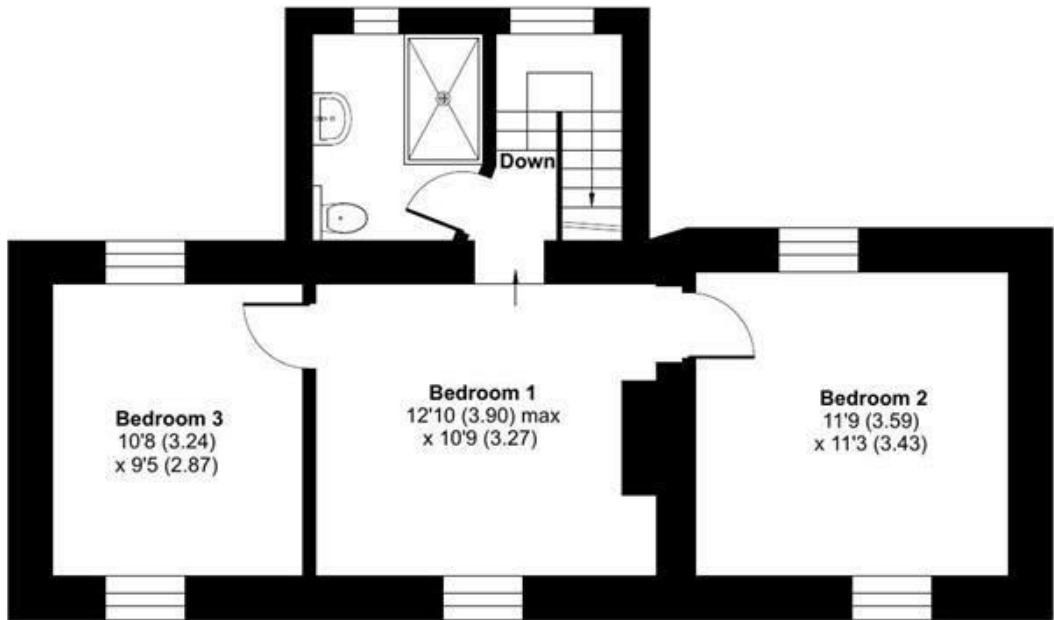




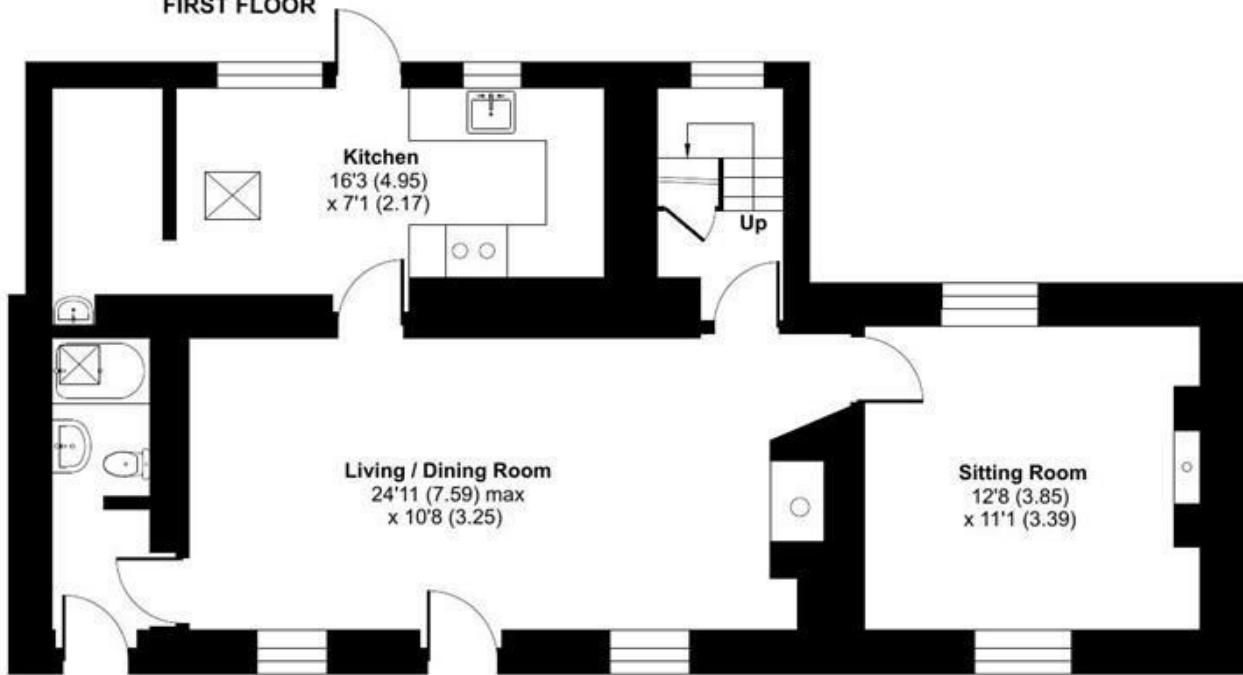


Bridge, Constantine, Falmouth, TR11

Approximate Area = 1252 sq ft / 116.3 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). © ncthecom 2026. Produced for Laskowski & Company. REF: 1509892