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**New Row,
Mylor Bridge, Falmouth**

**£400,000
Freehold**





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Property Introduction

They say "location, location location" are the three most important things with finding a home, in which case this cottage has to be right up there!

Located in one of Cornwall's most sought-after villages, within a few hundred yards of level walking distance of the village centre yet in a location that is rarely known and at the end of a no-through road, the cottage has a fabulous garden of some depth which is private and mature with a large garage/workshop at the end along with further parking. The property has two bedrooms, a ground floor bathroom and a first floor shower room and is well presented with a 19' lounge with wood burner for those cold winter evenings.

This really is a lovely character cottage, offered for sale with immediate vacant possession and ready for its next owner to enjoy all it has to offer.

Location

Mylor Bridge is one of Cornwall's most sought-after villages, being convenient for both Falmouth and Truro and with a wide range of local facilities. The cottage is really tucked away, just a couple of hundred yards from the village centre so the friendly village pub 'The Lemon Arms' is very close at hand, as is the well stocked village shop, newsagents, doctors surgery, butchers, dentist and primary school. There is also a bus stop in the village to travel further afield, however Mylor is one of those unusual Cornish villages where you have everything within it! Mylor is also well known for its proximity to the creek, this is just behind the centre of the village, so if sailing or simply wanting to be close to the water is important then this is also possible. The famous 'Pandora Inn' is also in nearby Restrounguet, known for its amazing waterside location and thatched roof. Mylor Yacht Harbour is located approximately two miles away.

ACCOMODATION COMPRISES

Stable style front door into:-

KITCHEN 13' 0" x 6' 10" (3.96m x 2.08m) maximum measurements

Double glazed window to the front. The kitchen has been re-fitted with a range of units at both base and eye level including a three-tier drawer unit. The kitchen also has a built-in oven, four-ring hob and extractor fan. Space for fridge/freezer. Further contrasting units at high level and corner cupboard. Granite effect working surfaces. Radiator.

LOUNGE/DINER 19' 9" x 12' 0" (6.02m x 3.65m) plus recesses

Extended from when it was originally built, the lounge/diner is a really lovely room with double doors opening to the amazing garden. As you would expect in a traditional cottage, there is a wood burner - we are told when on the house is very warm and no other heating is needed. There are display recesses either side of the wood burner. Beamed ceiling in the original part of the cottage. Radiator. Very large understairs cupboard. Stairs to the first floor which have a working stairlift attached. Note, this can be removed at the buyers wishes or left for no charge if needed.

SIDE HALL/UTILITY

Utilising all the space available off the kitchen, there is a hall with a door leading out to the garden and a small utility space with a single drainer sink, useful cupboard and the space and plumbing for the washing machine. Tiled floor. Radiator.

BATHROOM

Re-fitted with a panelled bath with grip handles and shower attachment above, pedestal wash hand basin and WC. Wall-mounted heated towel rail, tiled floor.

FIRST FLOOR LANDING

Doors off to:-

BEDROOM ONE 11' 7" x 8' 2" (3.53m x 2.49m) plus recess

Character paned double glazed window to the rear overlooking the garden. Open faced wardrobe space with hanging rail. Further useful shelved recess.

BEDROOM TWO 7' 4" x 7' 0" (2.23m x 2.13m) plus doorway recess

A single bedroom with double glazed window to the front.

SHOWER ROOM

Re-fitted with a walk-in shower unit, vanity wash hand basin and WC. Wall-mounted towel rail. Tiled floor.

OUTSIDE

To the front of the property is a small courtyard garden with small log store and lockable storage cupboard. A gate gives access onto New Row. The rear garden is a fabulous feature and we are sure will not disappoint. Its so unusual to get a private, secure and quiet garden so close to the centre of a village. The Lounge doors open onto a large patio, which is covered by grape vines supported overhead with a sturdy wooden pergola trellis. This would be a great place to enjoy some morning coffee, a bite to eat or a glass of something cold, whatever the mood takes you. There is a lawn beyond this with a central small pond and a raised bed for ease of planting. There are mature trees and hedging providing great screening and privacy. A side path leads down to:-

GARAGE/WORKSHOP AND PARKING 23' 8" x 12' 3" (7.21m x 3.73m)

To the rear is a large garage/workshop with an electric up-and-over remote control door providing a really useful space. There is also parking to the side of the garage. This could potentially be extended as there is a large unused patch of land/garden to the side of the existing parking area. It should be noted that several neighbours have extended their parking further.

SERVICES

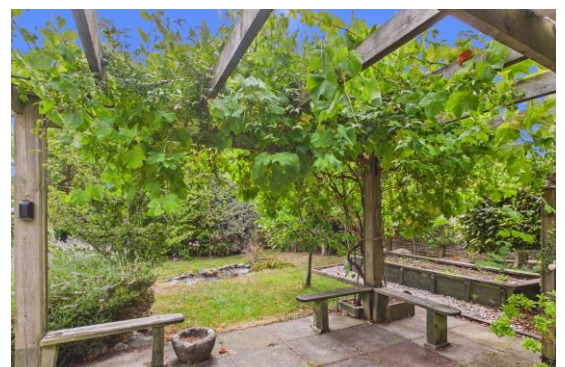
Mains water, mains electricity and mains drainage.

AGENT'S NOTE

The Council Tax Band for this property is Band 'C'.

DIRECTIONS

Coming into the village from Penryn, go straight across the mini roundabout and around the traffic calming. As you enter the middle of the village, opposite the village shop and just before the village pub, turn left into the village car park. Proceed to the end of the car park and the cottage can be seen on the right hand side. If using What3words:- rivers.decisions.showcases

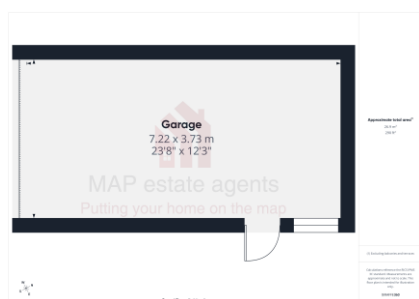
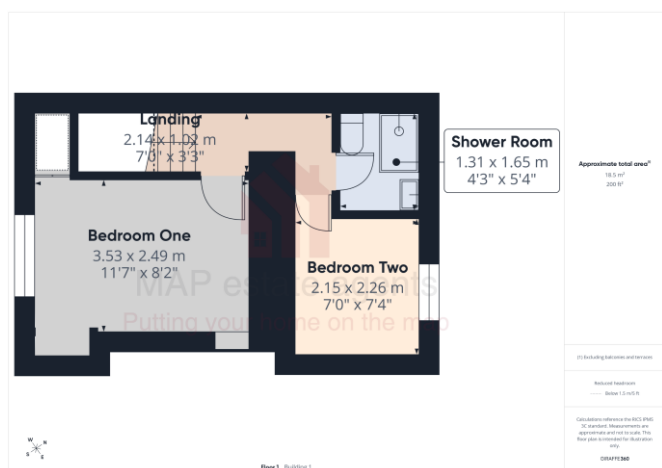
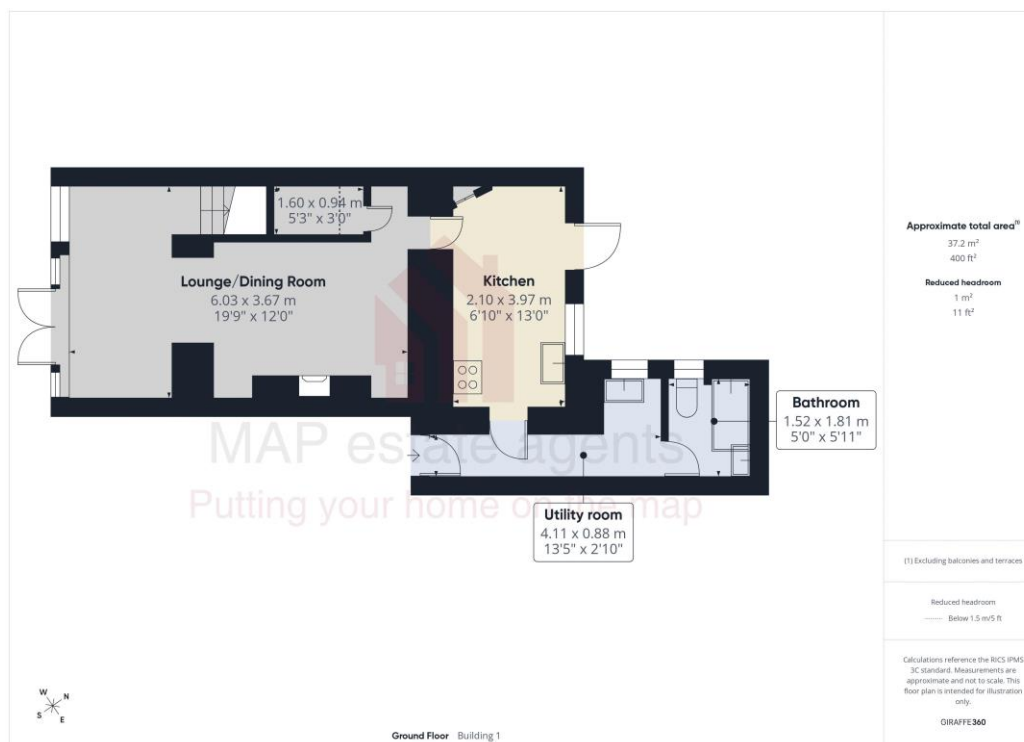


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



MAP's top reasons to view this home

- Semi-detached cottage
- 19' lounge with doors opening to garden
- Fabulous location, close to all that Mylor Bridge has to offer
- Two bedrooms
- Ground floor bathroom and first floor shower room
- Large garage and further parking
- Modern electric heaters and wood burner
- Quiet location at the end of a no-through road
- Super garden to the rear, enclosed and mature
- Scope to enhance further



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