



Heather & Lay
The local property experts

45 Cogos Park, Mylor Bridge - TR11 5SF

Outstanding split-level home in sought-after Cogos Park, Mylor Bridge. 3 double bedrooms, 2 shower rooms, spacious living areas, terraces, garden, Scandinavian wood-burning stove, double garage, utility room/artist studio. Village amenities, community activities, great location near Falmouth and Truro.

A must-see property for quality living.



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|---------------------|-----------|
| FALMOUTH | 5 MILES |
| MYLOR CREEK | 3/4 MILE |
| MYLOR VILLAGE | 0.5 MILES |
| MYLOR YACHT HARBOUR | 2.5 MILES |
| TRURO | 9 MILES |

- Outstanding split level detached house
- Immaculate 3 double bedroom accommodation
- Sitting room with inset wood-burning stove, French doors to valley view
- Superb 24' kitchen/dining room with Scandinavian wood-burning stove
- Two shower rooms, cloakroom/wc
- Beautifully presented and highly specified
- Landscaped, relatively low maintenance garden
- Double garage and drive with electric car charging point
- Great location in sought after close

THE LOCATION

Cogos Park lies on the edge of Mylor Bridge with number 45 occupying a prime spot within a sought-after close. It faces south and west with slightly elevated views over the valley to the countryside and woods in the distance. The village centre is a few minutes' walk away, and the Creek can be reached in 10 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, less than a mile away; it's a Saturday produce market, where over 20 stalls come together to offer scrumptious, sustainable 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, both of which have good schools, excellent shops, business and recreational facilities. 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 Restrouguet, 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.



THE PROPERTY

This outstanding split-level home lies in a great spot and favourite close within Cogos Park, one of Mylor's most popular places to live. No.45 is owned by a discerning couple who have loved living here and created a superb and immaculate home of real quality, where accommodation is spacious and interesting. The interior is arranged on three split levels with three double bedrooms and two shower rooms/wc. The living space is generous in size and bright, interconnecting with bifolding doors, and each room flowing via French doors onto terraces and the garden. The 24' long kitchen/dining room is likely to become the social hub of the home; a joy to have a quality Scandinavian wood-burning stove here, to uplift during colder months. The lower second floor accommodation leads into the double garage, as well as a flexible utility room, large enough for the owner to use as her artist studio, with a shower room beside. The garden is a delightful space too, where hard and soft landscaping provides a wonderful environment to enjoy, with relatively lower maintenance, areas of terracing, a summerhouse and quality cedar greenhouse. All in all, an outstanding village home, presenting individuality, space and quality - highly recommended!



ACCOMMODATION IN DETAIL
(ALL MEASUREMENTS ARE APPROXIMATE)

Quality triple lock UPVC front door with obscure double-glazed and leaded semi-circular panes.

Obscure glazed side pane into

MAIN ENTRANCE

Quality laminate flooring. Coat hooks. Oak and glazed door with side and over pane leading into the ...

HALLWAY

Access to loft space. Oak and glazed doors to the sitting room and kitchen/dining room. Four steps up to a split-level bedroom and main bathroom accommodation. Stairs down to the ground floor, garage, utility, studio and shower room.

SITTING ROOM

A superb room with UPVC double-glazed French doors and windows, flooding light and giving access to the front terrace and garden. Super views across the valley to the countryside and woods. Stylish, simple stone fireplace surround with inset woodburning stove. Dimplex Quantum electric night storage heater. Ceiling spotlights.

Oak and glazed bi-folding doors opening into the

KITCHEN/DINING ROOM

A sociable space with those interconnecting bi-folding doors into the sitting room, enabling all to be open plan if desired. UPVC double-glazed French doors and 3 windows provide access and face the rear garden. Engineered oak flooring. At one end, a stylish Danish Scandinavian wood-burning stove sits on a polished granite hearth, providing a wonderful, uplifting heat source in the colder months. The other end is the kitchen; a contemporary range of sage coloured shaker-style units at base and eye level with composite worktops. Fridge/freezer and dishwasher, (installed 2024), oven and grill, induction hob and stainless steel curved glass extractor. Tiled splashback. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Easy access corner cupboard. Duplex Quantum electric night storage heater. Spotlit ceiling and under-pelmet lighting.

HALLWAY From the hallway, four steps, oak and stairless rail to





SPLIT LEVEL LANDING

Loft access, airing cupboard housing 3kw hot water tank and immersion. Shelves. Central heating control panel. Doors to three bedrooms and

SHOWER ROOM/WC

Obscure UPVC double-glazed window to the side. Marble effect, easy clean walls and tiled floor. White three-piece suite comprising a dual flush WC and, corner walk-in shower cubicle. Hand basin with a cupboard beneath. Chrome hand towel rail. Dimplex wall-mounted heater. Extractor.

BEDROOM ONE

Unusually large with UPVC double glazed window to the rear and an obscure UPVC double glazed window to the side. Hand wash basin with a cupboard below. Electric Quantum Dimplex night storage heater.

BEDROOM TWO

UPVC double glazed window to the front with pleasing elevated views across the valley to the countryside and woods beyond. Excellent double panel door, wardrobe and cupboard space with shelves and hanging rail. Electric night storage heater.

BEDROOM THREE

UPVC double glazed window to the front overlooking valley to fields and trees. Electric night storage heater.





LOWER GROUND FLOOR

From the hallway, stairs with oak rail descend to the split-level landing. Door to garage and cloakroom/wc. Bevelled glazed door to ...

STUDIO/UTILITY ROOM

A super, flexible room with UPVC double glazed door and window overlooking a fern garden to the rear. Fitted panel effect range of base cupboards with roll top work surfaces and an inset Franke stainless steel sink with mixer tap. Ceramic floor tiling. Space and plumbing for a washing machine. Extractor. Electric night storage heater. Large understairs cupboard. White panel door to ...

SHOWER ROOM

Full floor and ceramic wall tiling. Quality over-sized shower cubicle. Corner hand-wash basin with cupboard beneath. Spotlit ceiling. Wall mounted heater.

CLOAKROOM/WC

Ceramic wall and floor tiled, fitted dual flush WC and a wash hand basin. Wall-mounted heater. Extractor.



OUTSIDE

The garden at No. 45 is a delight; established, richly stocked and thoughtfully hard and soft landscaped to provide relative ease of maintenance and maximum enjoyment. To the front, a broad tarmacadam driveway to park two large cars, side by side, leading to the double garage. Ohme electric car charging point. Beside the Close road, at the front, is a bed of sub-tropical plants providing colour, interest and excellent screening for the secluded little shrub enclosed garden and paved terrace behind. The drive is flanked by raised beds, one side with gentle steps and a wide pathway to the front door. French doors from the sitting room onto a lovely paved terrace, facing South and West, overlooking the garden to superb views across the valley, to countryside and woods. Side pathway and gate to the rear garden. Outside tap.

REAR GARDEN

From the kitchen/dining room, an easy flow out through French doors to a paved terrace, part of which is covered with an open, timber-framed shelter; a wooden gate and steps with a planted bed beside, down to the lower second-floor accommodation. Clematis clad archway and steps up to a delightful space, full of colour and interest and with excellent privacy. To the rear, a stone wall and shrub hedge. Several productive fruit trees, raised beds, a multisided summerhouse and a quality greenhouse.

DOUBLE GARAGE

Retractable, remotely controlled electric double door. Electric consumer unit and tripping switches. Power & Light. Door into lower ground floor accommodation.

AGENTS NOTE

A contract with Octopus Energy "Intelligence Go" provides preferential tariffs when used with an electric vehicle and an Ohme car charger.

SERVICES

Mains electricity, water & drainage.

VERY GOOD – Fibre Optic Broadband available at the property.

GOOD – O2 Mobile reception.

LOCAL AUTHORITY

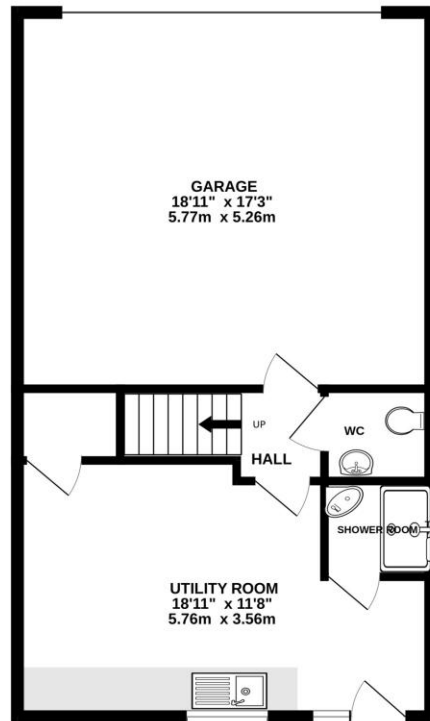
Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

TAX BAND – E

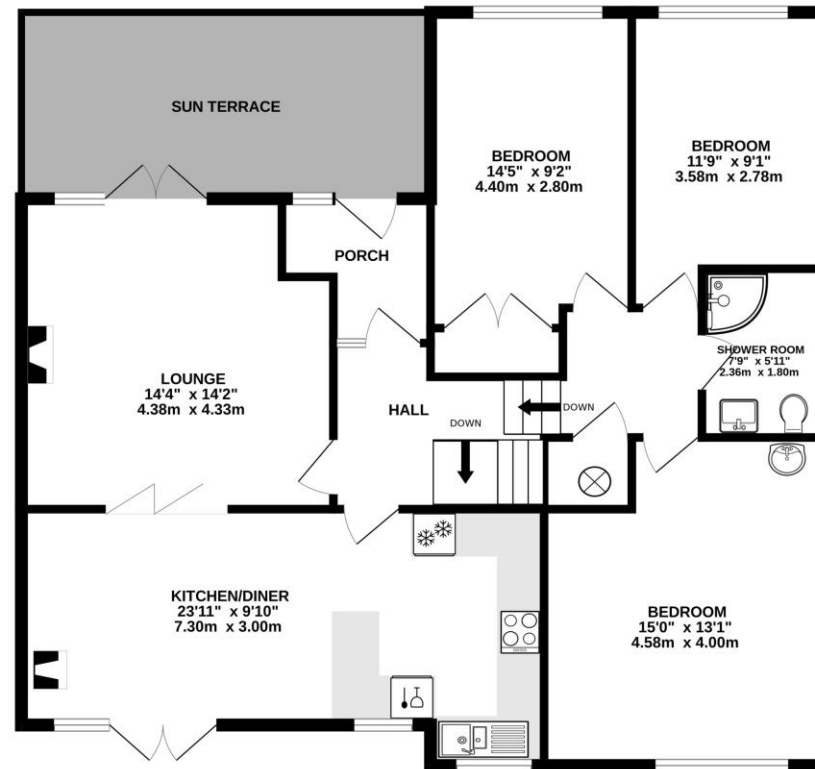
EPC RATING – D



GARAGE LEVEL
611 sq.ft. (56.8 sq.m.) approx.



GROUND FLOOR
1078 sq.ft. (100.2 sq.m.) approx.



TOTAL FLOOR AREA : 1689 sq.ft. (157.0 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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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.

If asked we will recommend potential buyers use the services of trusted professionals. Should you decide to use the services of the provider you should know that Heather & Lay or the individual member of staff may or may not receive a referral fee.

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