



The Croft, 6 Church Road, Mylor

Guide Price £775,000



Heather & Lay
The local property experts



- Detached character cottage
- As many as five bedrooms
- Hugely extended
- Over 2100 square feet of accommodation
- Available for the first time in over 40 years
- Wonderful and quiet location
- Pretty gardens
- Plenty of off-road parking 30ft lounge plus 21ft second reception
- Creek glimpses

THE LOCATION

Church Road has long been one of the most desirable and sought-after addresses in South Cornwall; winding its way along the south bank of this pretty creek from the village of Mylor Bridge to the church and yacht marina at Mylor Churchtown. Mylor Bridge is a thriving and much sought after Creekside village with an active community and good local amenities including a primary school, church, the Lemon Arms pub, well stocked village store and Post Office, Newsagents, Hairdresser, Dentist, award winning Butcher's shop and a Fish seller. There is also a regular bus service running to and from Falmouth and Truro. The village is located approximately 4 miles from Falmouth harbour town and 8 miles from the Cathedral city of Truro, each having comprehensive schooling, shopping, business and recreational facilities. The delightful harbourside village of Flushing is about 2.5 miles away. Mylor Creek is a tributary of the River Fal and leads into the Carrick Roads with access to some of the finest day sailing waters available. For the sailing and boating fraternity, the creek offers outstanding and exciting opportunities. There is a boatyard and a number of active local sailing clubs including those at Restronguet, Mylor, Flushing and several in Falmouth. Mylor Harbour is about 1¾ miles away and provides excellent facilities including a marina with pontoon and swinging moorings, Chandlers and a full range of Marine services, along with two restaurants and a general store/café.



THE PROPERTY

One of the oldest properties in Mylor, located on one of the most desirable roads, this lovely cottage has been extended to accommodate as many as five bedrooms (depending on how one uses the versatile accommodation), plus two large reception rooms, a sitting/dining room featuring a lovely bow-bay window. The gardens are pretty and well-stocked, with a hidden and peaceful patio area to enjoy the ambience. To the rear of the garden, there is a large block paved parking area which, depending on the size of the vehicle, could make way for four cars or a boat or a camper van. There is so much to see here, so do watch our walk-through, talk-through video tour to appreciate this amazing home.

ACCOMMODATION IN DETAIL (All measurements are approximate)

Approached via a pretty front garden, you enter through a traditional “front door” into...

ENTRANCE HALL

Wooden “Art Deco” staircase to the first floor with a large cupboard beneath. Door to bedroom five/office, door through to kitchen and to ...

RECEPTION ROOM

At almost 300 square feet, this room has many uses... a second lounge, a children’s play room, a games room or gym. Storage cupboards. Windows to both the front and rear.

BEDROOM FIVE/OFFICE

Part of the old cottage. Large room with windows on two sides, south and west facing.

KITCHEN

Galley style and well-appointed with a window looking to the side. An extensive range of cupboards and plenty of usable work surface. Oil-fired boiler serving domestic hot water and central heating. A corridor leads to the rear door, W/C and second kitchen/utility room.

SECOND KITCHEN/UTILITY ROOM

Our vendor used to have a catering company, and this is where she made the magic happen and produced her tasty treats. Formerly a sunroom with windows overlooking the rear garden.

SITTING/DINING ROOM

Part of the “old cottage”. The sense of history in this part of the building is evident, beamed ceiling and the bow-bay window is a lovely old feature.





SITTING/DINING ROOM Cont'd

Thick stone walls make for cool summers and warm winters. A stone fireplace with quarry tiled shelving and hearth with newly fitted 'Woodford Lovell' wood burning stove. To one end deep recessed shelving with internal window to the second kitchen. To the other, an interconnecting door to bedroom five/office.

FIRST FLOOR A large galleried landing with views towards the creek. Doors leading to bedrooms, bathroom, separate WC, airing cupboard and additional storage cupboard. Loft access. On this level, the mix of old and new is evident, and the new section allows for a rather nice...

MASTER BEDROOM

At nearly 300 square foot master bedroom with windows to the front, rear and side that receive the morning and evening sun with views towards the creek and overlooking the gardens. Built-in wardrobes. Obscure glazed door flanked by glass light blocks into ...

ENSUITE SHOWER ROOM

Low level flush WC, hand basin in vanity unit with cupboard beneath. Walk-in shower cubicle ceramic tiling to walls with mixer shower. Velux window.

BEDROOM TWO

Part of the old cottage with much character. Built-in wardrobes and storage cupboards. Window to the front.

BEDROOM THREE

Part of the old cottage with much character. Built-in wardrobes and storage cupboards. Window to the front.

BEDROOM FOUR/OFFICE

Window to the rear with some creek glimpses.

BATHROOM

Jack and Jill with doors from the landing and bedroom four. Panelled bath with mixer shower over and hand wash basin. Window to the side.

SEPARATE W/C

Next to the bathroom. W/C and hand wash basin. Window to the side.











FRONT GARDEN

There are gardens to the front, rear and side. The front garden is a typical English Cottage in style and very pretty. With a delightful pergola and an adjacent small pond. There is the possibility of further parking in this area should the new owner wish.

From the front garden gate, a few steps take you out onto the lane, which leads down to the creek. Ideal for launching paddleboards, kayaks and dinghies.

REAR GARDEN

The rear garden is well-stocked and has a large patio area, both quiet and private and enjoys the sunshine. A path leads to the parking area, which is a huge bonus for those with a boat or camper van! Garden shed 12' 0" x 8' 0" (3.66m x 2.44m) window to side, painted in an attractive cream colour.

DRIVEWAY PARKING

Parking for up to 4 cars.

Council Tax band: G

Tenure: Freehold

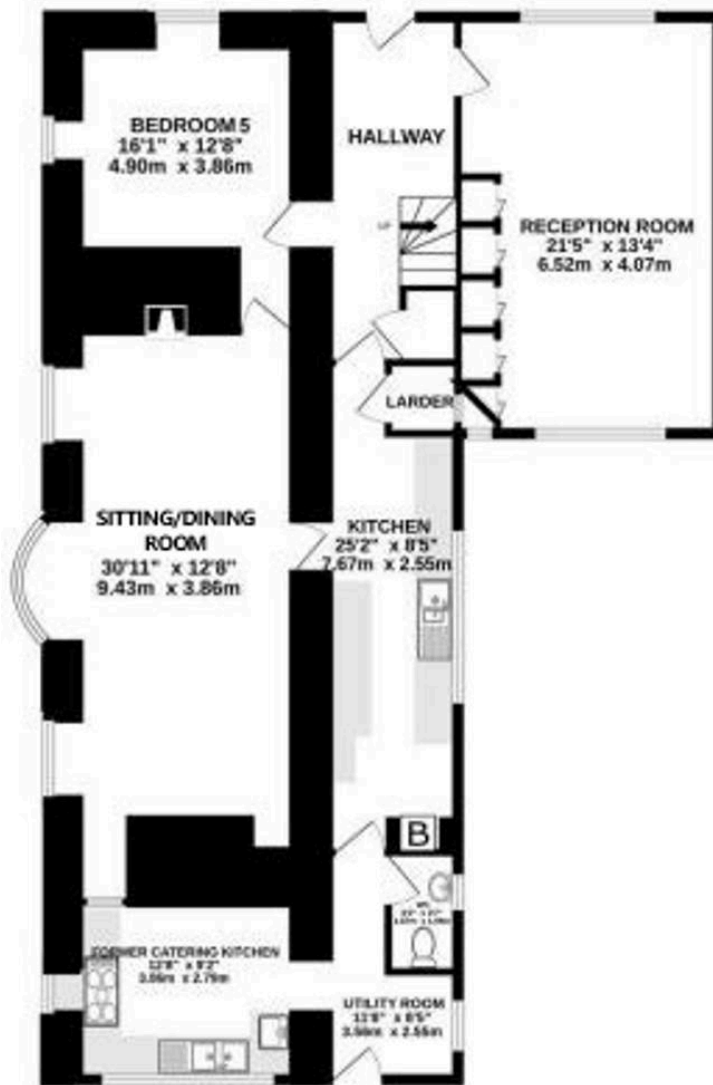
EPC Energy Efficiency Rating: F

Services: Mains electricity and water. Private drainage. Oil fired central heating.

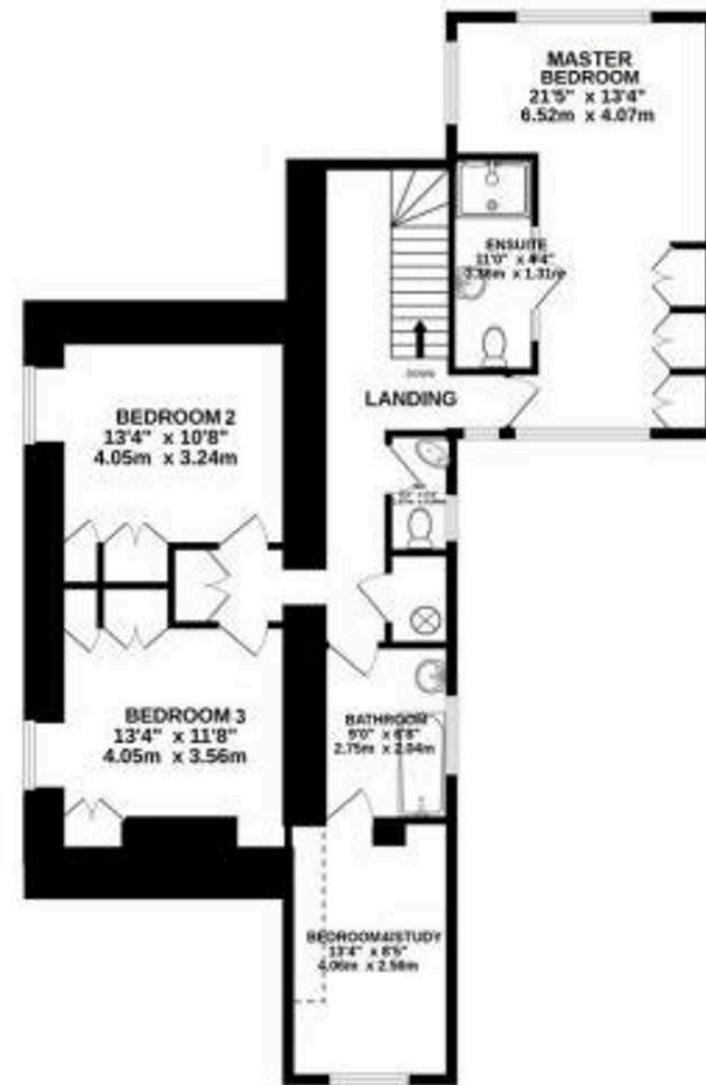




GROUND FLOOR
1225 sq.ft. (113.8 sq.m.) approx.



1ST FLOOR
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 2161 sq.ft. (200.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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