



Chy Byghan Passage Hill, Mylor

Guide Price £480,000



Heather & Lay  
*The local property experts*

- Individual detached, non-estate bungalow
- Set in delightful 0.2 acre garden
- Much sought-after village & community
- Two bedrooms
- 19' Sitting room
- Kitchen/dining room
- Superb 'year round' conservatory
- Utility room
- Garage & gated driveway parking
- Substantial garden room, stores & greenhouse

### THE PROPERTY

It is so difficult to find a home like this, providing individuality in a non-estate position, amidst a glorious garden and surroundings.

Mylor is a very special creekside community and the availability of Chy Byghan, at this competitive price point is likely to excite discerning buyers. The bungalow was built in 1967 in a generous plot a fifth of an acre in size. Through the years the garden has been landscaped, flourished and evolved to one of the nicest of its size we have seen for a while. There is much colour and interest here, with areas of lawn, established borders of choice shrubs, small trees and plants, as well as private areas of terrace on which to relax. Lawned paths meander around to a produce area and a versatile, owners' pride and joy, insulated timber garden/hobbies room. This private garden enjoys great orientation to enjoy summer sunshine for much of the day. Chy Byghan is comfortable, well equipped and beautifully presented providing light and bright two-bedroom accommodation with generous living space. Both the kitchen and dining room and the spacious sitting room access the conservatory, which is a superb year-round room, facing South and flowing out into the garden. Beside the fitted kitchen is a useful utility room. Windows and doors are UPVC double glazed and an oil-fired boiler fuels radiator central heating and hot water supply. Double gates lead onto a driveway to park several cars, to a single size garage. In addition to the timber garden room and greenhouse, there are two block-built garden stores and a gardener's loo.





## THE LOCATION

Chy Byghan lies within a delightfully landscaped plot and richly stocked garden, being one of the very last homes set on the right-hand side along Passage Hill. It's a lovely position with open outlook South beyond the garden and ability to reach the famous Pandora Inn, over the brow of Passage Hill and down to the creek on the other side, just a short walk away. The village centre is a five-minute walk away and Mylor creek can be reached in 10 minutes. 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, about a mile away; it's a Saturday produce market, where over 20 stalls come together to offer inspired and varied produce that is high in quality and encourages a supportive environment. There are doctor and dentists' 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. 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 Restronguet, 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.





## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Twin UPVC double glazed doors into....

### ENTRANCE PORCH

Obscure UPVC double glazed door to....

### HALLWAY

Matwell. Radiator. Access to roof space. Cupboard. solid oak doors to two bedrooms and shower room. Glazed and oak doors to kitchen/dining room and.....

### SITTING ROOM

A spacious room with picture UPVC double glazed window overlooking the garden and sliding UPVC double glazed patio doors into the conservatory. Simple, stylish stone surround fireplace with inset living coal flame fire. Built-in cupboards and book case. Radiator. Oak and glazed door to kitchen/dining room.

### CONSERVATORY

A superb year-round room; monopitch ceiling with blinds. Base block walls with extensive UPVC double glazed windows, with blinds, including opening top lights to three sides overlooking the garden. UPVC double glazed French doors out into the garden. Two radiators. Semi-circular wall lights. Sliding UPVC double glazed patio doors into....

### KITCHEN/DINING ROOM

Distinct areas for each, the dining area with comfortable space for a four/six seating table. Radiator. The kitchen fitted in gloss white with flush fronted cupboards and drawers and chrome handles. Roll top work surfaces, inset one and a half bowl stainless-steel sink and drainer with mixer tap. Corner carousel storage. Fitted appliances include a chest height 'Zanussi' stainless steel double oven and grill and a touch control halogen hob. Curved glazed and stainless steel extraction hood. Glass splashback. Space for fridge/freezer. Under pelmet lighting. UPVC double glazed window to garden and door to....







#### UTILITY ROOM/REAR ENTRANCE

A generous size and very practical space. High level UPVC double glazed window and door to outside. Painted panelling below window. Radiator. One and a half bowl stainless steel sink and drainer with mixer tap, cupboard below. Space and plumbing for washing machine and tumble dryer. Eye level cupboards. Radiator. Ceramic tile floor.

#### BEDROOM ONE

UPVC double glazed window to front. Bespoke shutters. Mirror wardrobe and cupboard/drawer space. Radiator.

#### BEDROOM TWO

Shuttered UPVC double glazed window to rear. Built-in mirrored, sliding door wardrobe. Radiator.

#### SHOWER ROOM/WC

Two shuttered windows to garden. Ceramic wall and floor tiled room with white dual flush WC, hand basin and walk-in shower cubicle with electric 'Mira' shower. Chrome heated towel radiator.







## OUTSIDE

Bespoke timber double gates lead from the splayed entrance off Passage Hill, onto a tarmacadam driveway to park several cars, leading to the garage. The drive is screened from neighbouring property. Path and gateway into the main garden

Chy Byghan lies in a private, richly stocked, established and thoughtfully landscaped garden, a fifth of an acre in size. It contains numerous shrubs, plants and small trees, creating year-round colour and interest. There are areas of lawn, paved terracing and a produce garden.

**TIMBER GARDEN/HOBBIES ROOM** Concrete base, insulated and lined. Power and light. UPVC double glazed window.

**GREENHOUSE**

**GARDENER'S WC**

**TWO BLOCK BUILT GARDEN STORES**

Council Tax band: D

Tenure: Freehold

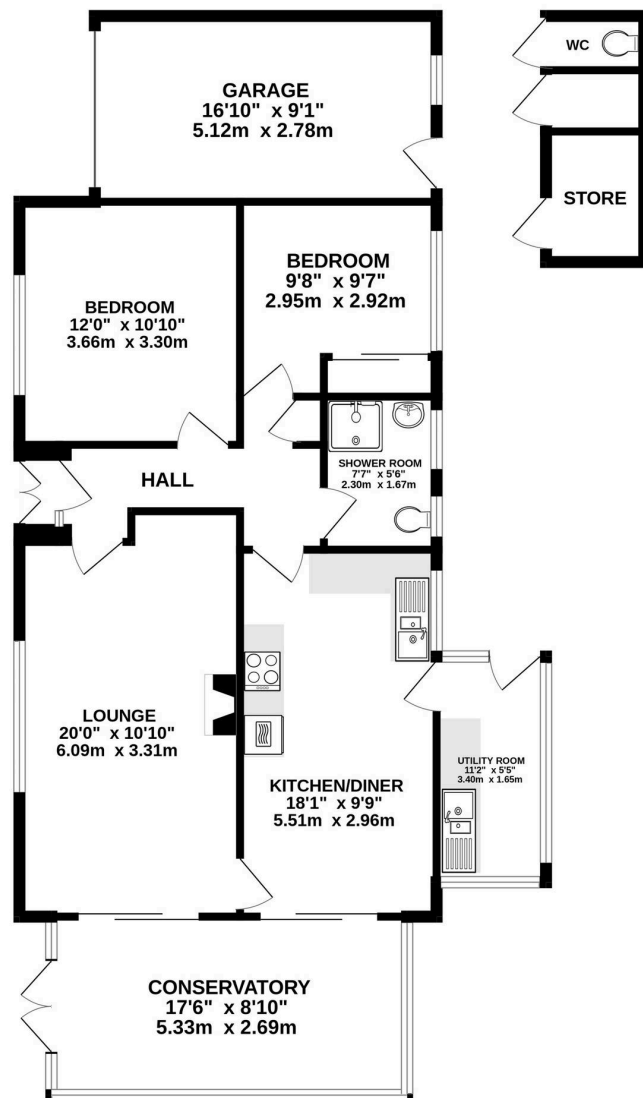
EPC Energy Efficiency Rating: E

SERVICES: Mains electricity, water & drainage



AGENTS NOTE: A P.I.V. (Positive Input ventilation) system is installed at Chy Byghan.

GROUND FLOOR  
1142 sq.ft. (106.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.

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