



3 New Row, Mylor Bridge

Guide Price £325,000



Heather & Lay
The local property experts

- Charming terraced cottage
- Central Mylor Bridge Location
- Two Double Bedrooms
- Interconnecting shower room/WC
- Parking For Two Cars
- Well Presented Throughout
- Character Features
- Delightfully Established 65' x 30' Garden
- Electric Heating

THE PROPERTY

This joyous little cottage is tucked away yet set moments from the heart of Mylor Bridge, our favourite creekside village. On arrival, you are greeted by a chocolate box cottage with stable door inviting you into a tastefully finished kitchen/diner with newly tiled flooring. A step down into the living room providing a cosy getaway with characterful stone fire place ready to be made live again. Up the wooden staircase to two double bedrooms, one currently used as an office with original features such as the wooden floor boards. Both bedrooms are serviced by a well presented interconnecting shower room effectively acting as an en suite to both bedrooms. There are uPVC double glazed windows throughout and heating is provided by electric heaters.

Across the lane and you will find parking for two with an iron gate through to the loveliest of established gardens, measuring a healthy 65' (19.81m) deep x 30' (9.14m) wide.

On a sunny Spring day this area was full of birdsong and with one especially tame robin. Level, mostly lawned and richly stocked with mature shrub borders, the garden contains two wooden sheds and an octagonal summerhouse.





THE LOCATION

New Row is a much sought after part of Mylor Bridge, tucked off Passage Hill, where Farthings, Number 3 is just a few paces away from the village centre, pub and shops. Mylor Bridge is a thriving and highly regarded Creekside village. It has an active, friendly community and excellent facilities that include the Lemon Arms Pub, a well stocked village store, new deli, a primary school, pre-school, playgroups, Doctor's surgery, a Post Office and Newsagent, Hairdressers, award winning Butcher's shop plus a Fishmonger. The Village Hall has an extensive program that includes exhibitions, a history group, keep-fit classes and cinema showings. There are also several local clubs, tennis courts, a bowling green, playing fields plus regular bus services running to Falmouth and Truro. The Village is located approximately 5 miles from the harbour town of Falmouth and 9 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 county.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: Mains electricity, water & drainage

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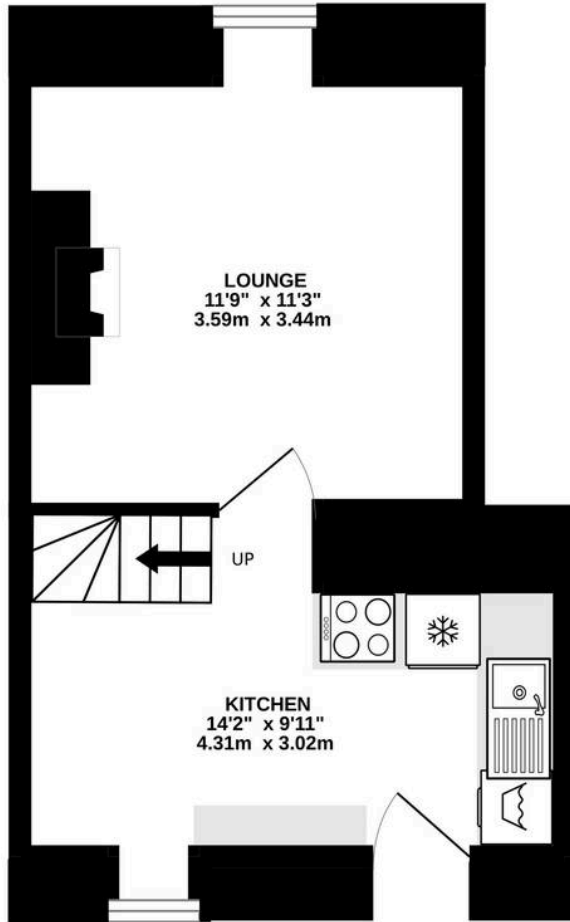
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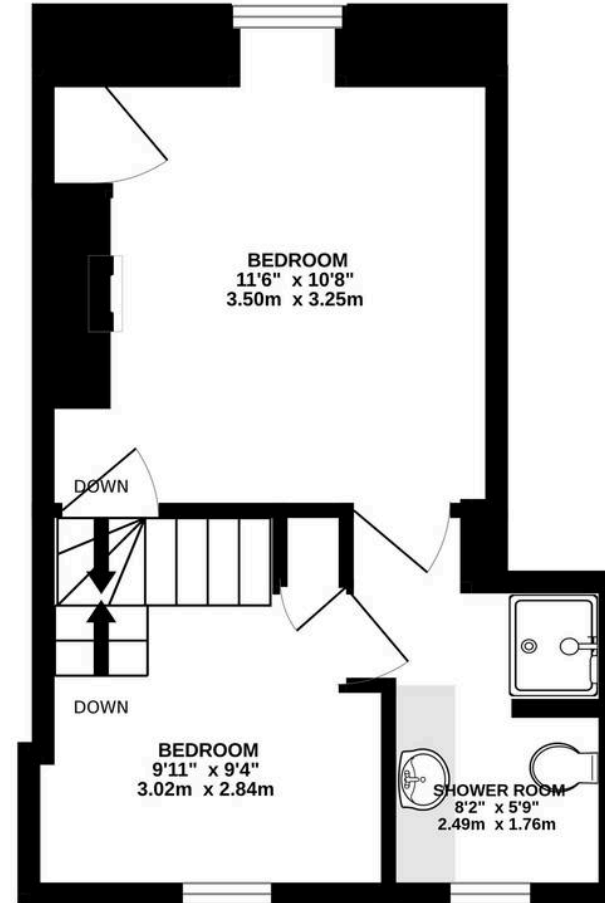




GROUND FLOOR
245 sq.ft. (22.7 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.6 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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