

FOR SALE

Guide Price £895,000 Freehold



Estate Agents

Lewis Haughton

**The Croft, 6 Church Road, Mylor,
Falmouth. TR11 5NL**

ABOUT THE PROPERTY

A delightful historic four/five bedroom creekside cottage enjoying some water views located in an extremely desirable waterside position at Mylor Creek, with many character features, set within exceptionally sunny, sheltered and private gardens, exquisitely stocked with an abundance of specimen trees and shrubs, on this highly sought-after road of substantial, individual properties, a few minutes' walk from one of south Cornwall's most highly regarded and best served creekside villages, together with useful off-road parking.

One of the oldest properties in Mylor, a unique south facing historic cottage with later extensions with attractive pink painted elevations and characterful casement windows with leaded lights, set in delightful mature cottage gardens. The hub of the house is the cosy lounge/dining room with its quaint central curved bay window, beamed ceiling and newly fitted wood burning stove fitted in the stone fireplace. Highlights internally include the creek views from the master bedroom, landing, family bathroom and study/bedroom four. Warmed by oil fired central heating and the newly fitted wood burning stove, the characterful accommodation is further enhanced by the historic ledged timber doors to two bedrooms at first floor and part exposed roof truss features.

The accommodation offers plenty of flexibility for families and for multi-generational living or letting income, as an integrated annexe could be created, subject to consents. In summary the accommodation comprises at ground floor: double volume reception hall, cosy lounge diner, galley kitchen with walk in pantry, 21'5 long games room/ reception room, bedroom five, cloakroom WC, back kitchen, rear lobby/utility area. Upstairs, the triple aspect master bedroom enjoying views to Mylor Creek, ensuite shower facilities, L-shaped landing with views to the creek, two further bedrooms, bedroom four/study and family bathroom with creek views.

Outside, the well-stocked cottage style gardens are a delight comprising well-tended areas of lawn complimented by an array of flowering trees and shrubs together with attractive paved paths and a large patio area that catches the sun most of the day and is perfect for sitting out and alfresco dining.

Mylor Creek beach is extremely close by - simply step out of the front gate and follow a short path, and dinghies, paddleboards and kayaks can be launched.

Location - Mylor Bridge, which is at the head of Mylor Creek, is a wonderful village for all ages, offering a variety of activities and amenities including a convenience store, fishmongers, butchers, newsagents, Post Office, hairdressers, doctors, dentist and the Lemon Arm public house. Primary education is served by the highly regarded infant and junior school. For the keen sailor, Mylor Harbour is a short walk along Church Road, being a hub of activity, with the facility to moor yachts and boats - it is ideal for taking a leisurely walk along the quayside. A regular bus service leads to the port of Falmouth, approximately four miles distant, and the cathedral city of Truro, nine miles, the county's retailing, commercial, health, legal and educational centre, with newly renovated 'Hall for Cornwall' theatre and main-line rail link to London (Paddington).

A charming stroll along Church Road takes you to Mylor Yacht Harbour, offering leading mooring, pontoon, storage, and repair services for large yachts, as well as a restaurant, café, and sailing club. The neighbouring Restronguet sailing club caters for more dinghy type racing and the place Ben Ainslie learnt to sail! Further along, the Southwest Coast Path winds along the scenic Fal Estuary, leading to Flushing. On the northern bank of Mylor Creek, a picturesque circular route takes you to Greatwood and Restronguet Passage, home to the renowned Pandora Inn.

The property provides well maintained and adaptable accommodation which prospective purchasers may wish to update, reconfigure and even extend, subject to consents. We unhesitatingly recommend the arrangement of a viewing appointment to appreciate what the property has to offer.



ROOM DESCRIPTIONS

FRONT APPROACH

uPVC multi paned half glazed door to:

Reception Hall

An impressive entrance area with double volume ceiling and staircase leading to first floor galleried landing. Exposed roof beam, dado rail, radiator, under stairs cupboard, cloak hooks. step down to:

Games Room / Reception Room.

Light and airy dual aspect room with large casement windows to east and west elevations with attractive leaded lights. View to the beautifully stocked gardens. Coved ceiling, laminate floor, range of storage cupboards, two radiators.

Bedroom Five/Reception Room

Dual aspect room with casement windows with deep sills to south and west elevations, double radiator, intercommunicating door to sitting room.

Galley Kitchen

A good range of cupboards and drawers finished in white with wood effect work surface and one and a half bowl stainless steel sink and drainer unit with swan neck mixer tap, space and plumbing for dishwasher, space for larder fridge, broad range of casement windows overlooking the garden, walk in pantry with ventilation, light connected, storage shelving, Amtico flooring, space for freestanding cooker with extractor fan over, complementary ceramic tiling, attractive fireplace formally housing an old range, but now houses oil fired boiler serving domestic hot water and central heating. Recessed ceiling lighting, radiator.

Lounge/ Dining Room

This room has a very cosy feeling and is perfect for spending winter evenings with the log burner roaring away. Faces south with character features including exposed beam ceilings, stone fireplace with quarry tiled shelving and hearth with newly fitted 'Woodford Lovell' wood burning stove. Wall lights, two radiators, internal window to back kitchen (formerly sunroom). Intercommunicating door to bedroom five. Deep recessed shelving, lovely central curved bay window flanked by two further casement windows adorned with attractive leaded lights.

Rear Lobby/Utility area

Accessed from kitchen, space and plumbing for washing machine, roll edge work surface, uPVC multi paned window to side, space for freestanding upright freezer, uPVC stable door to outside. Door to:

Cloakroom WC.

Casement window to side, low-level flush WC and wall mounted wash hand basin, radiator.

Back Kitchen (formerly sun lounge)

From rear lobby, archway through and steps up to this former catering kitchen with large multi paned windows to the east elevation overlooking the well tended area of lawn complimented by an array of flowering trees and shrubs and meandering path to the large shed and parking area. A good range of floor and wall mounted cupboards with work surfaces and double stainless sink and drainer unit with mixer tap and further stainless steel wash hand basin, casement window to front.

FIRST FLOOR

Galleried Landing

Landing window to side, enjoying fantastic water views to the creek adjacent to the master bedroom. Airing cupboard with slatted shelves and coat hooks, further under eaves loft storage access. Steps lead down to further storage cupboard with loft access hatch and shelving.



ROOM DESCRIPTIONS

Master Bedroom

Large triple aspect room with large leaded light uPVC casement windows to east and west elevations enjoying creek views and overlooking the mature and well stocked gardens. Fitted wardrobes with hanging rails and drawers. Two radiators.

En-suite Shower Room

Obscure glazed door flanked by wavy glass light blocks with low-level flush WC, wash hand basin in vanity unit with cupboards beneath, good sized shower cubicle with mixer shower, ceramic tiling to walls, radiator/towel rail, Velux window.

Cloakroom WC

Obscured glazed casement window to rear, low level flush WC, radiator, wall mounted corner wash hand basin with tiled backsplash.

Bedroom Two

Casement window to front with leaded lights and low window sill, canopied ceiling, part exposed roof trusses, storage cupboards built-in with shelving and wardrobe hanging space, radiator

Bedroom Three

Casement window with leaded lights to front elevation, part exposed roof trusses, canopied ceiling, fitted wardrobes and cupboards, radiator.

Family Bathroom

White suite comprising pedestal wash hand basin, panelled bath with mixer shower over, casement window to rear affording lovely views to Mylor Creek and surrounding countryside. Complementary ceramic tiling, radiator, walk-through to:

Bedroom Four/ Study

uPVC casement multi paned window to side enjoying stunning views to Mylor Creek, surrounding countryside and the well-stocked Gardens.

OUTSIDE

Gardens

The enclosed cottage style gardens at the Croft are a keen gardener's paradise and predominantly lie to each side-east and west, providing level useable areas of lawn, paved areas and a patio.

On entering the main pedestrian gate, a smartly paved path passes under a delightful pergola with trailing wisteria, honeysuckle and rambling roses with adjacent small pond, holly and yew trees and a beech tree, large fuchsia and hydrangea nearer the house.

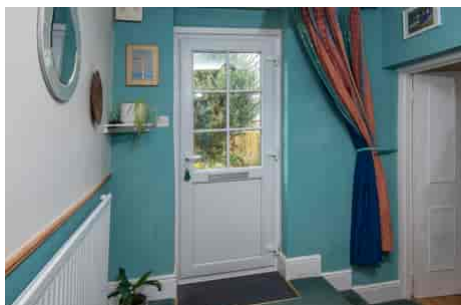
Seasonal primroses, baby cyclamen and then bluebells offer ground cover, later giving way to taller cottage garden plants which completely transform the look of the garden.

A path runs along the south side of the house where roses, quince and scented jasmine climb the wall and runs into the east garden which includes a level area of lawn, flower beds and a meandering path leading to the garden shed and steps up to the paved vehicular parking area.

The gardens are enclosed with some water views and complimented by an extensive range of trees, shrubs and plants including a bay tree, tree peony and rhododendrons, with white, red and pink camellias, roses adorning the rose arch, large orange lilies, geraniums, evening primrose and other cottage garden plants.

The lower paved patio is bathed in sun from early morning until early evening and there is an adjacent log store.

As previously mentioned the path to access the beach is just a few yards away from the front gate with access to the tidal waters of Mylor Creek for paddle boarding, kayaking or launching sailing dinghies.



ROOM DESCRIPTIONS

Garden Shed

12' 0" x 8' 0" (3.66m x 2.44m) window to side, painted in an attractive cream colour.

Parking

Off road parking - paved area for 2 to 4 cars. Also perfect for storing a boat.

Services

The following services are available at the property however we have not verified connection:

mains electricity, mains water, private drainage, oil fired central heating, 'Woodford Lovell' Wood burning stove in lounge, telephone and broadband connected subject to tariffs and regulations.

Agents Notes

These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Lewis Haughton. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

Viewing Arrangements

Viewing by appointment with the Agents, Lewis Haughton
01872 264120 or email info@lewishaughton.com

Directions

Google Plus Code
5WHH+X3C Falmouth

what3words
alas.hydration.whizzed

Council Tax

Band G

EPC

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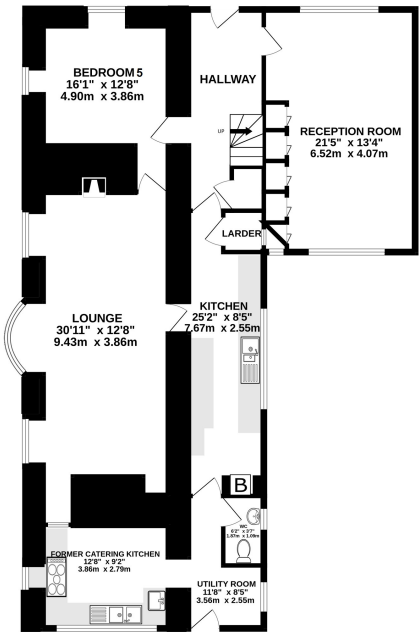




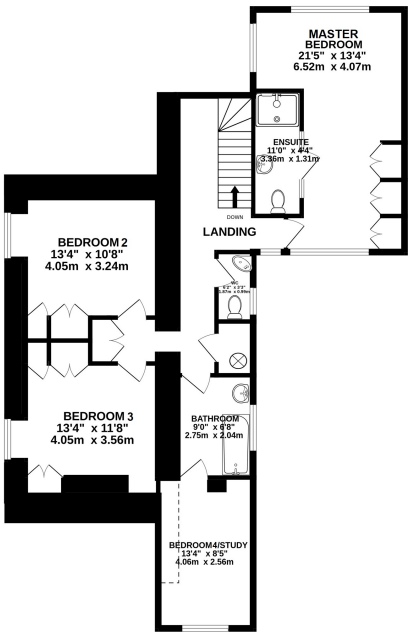


FLOORPLAN

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 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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