



## Mylor Bridge

A three-storey end of terrace character residence  
Desirable, riverside village with community  
Detached 20ft workshop at the rear  
Detached garage at the rear  
Driveway with additional parking  
Gardens and patio  
Double glazing and central heating throughout  
Solar panels with battery system  
Three bedrooms (one en-suite)  
Character and charm throughout



**Guide £475,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND F**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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REF: SK7103



An ideal opportunity to purchase a spacious and well proportioned character, three story property within the very desirable Creekside village of Mylor Bridge.

The property is within walking distance of the centre of this popular and well appointed, creekside village which offers a wide range of local amenities including a convenience store, newsagents, sub post office, The Lemon Arms public house, butchers, fresh fish shop, a highly regarded village store. Mylor Yacht Harbour is nearby, situated in an area of outstanding beauty with miles of country and riverside walks on your doorstep.

The deceptive residence is believed to be built in the early 1900s and has been extended to the rear in modern times and restructured to offer generous accommodation set over three floors making it an ideal family home. The property has been updated with traditional sash style double glazed windows, oil fired central heating and recently solar panels with a battery backup system.

The accommodation comprises in brief of an entrance hallway, spacious kitchen, dining room with feature fireplace housing a wood burner, living room with doors opening onto a patio area, ground floor WC/boiler room and a staircase leading to the first floor with its family style bath/ shower room and two double bedrooms. A further staircase leads to the top floor with a double bedroom with en-suite facilities.

Outside, to the front of the property there is a small patio garden, whilst a driveway leads to the side with gates opening onto the rear where there is a further driveway providing private off-road parking that leads to the garage, detached workshop, patio and raised gardens.

**A viewing of this property is strongly recommended to appreciate the accommodation and workshop which is not apparent from the front.**

#### **THE ACCOMMODATION COMPRISES:**

To the front there is a small garden with patio area and plant borders and granite steps leading to the front door which has glazed panels and leads to:

#### **ENTRANCE VESTIBULE 1.30m (4'3") x 1.14m (3'9")**

Coat hooks, storage trunk, textured coved ceiling with centre light, archway through to kitchen.

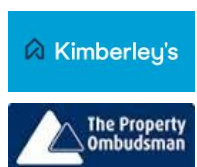
#### **KITCHEN 4.14m (13'7") x 3.89m (12'9")**

A large kitchen with high ceilings and a pleasant outlook over lemon Hill via a UPVC double glazed sash window.

The kitchen itself comprises of a wide range of base and wall units consisting of cupboards and drawers with solid timber doors, wrap around worktop surface with tiled splashback, incorporating a stainless steel 1 1/2 bowl sink with drainer and waste disposal unit, four ring hob, chest height built-in double electric oven, recess for fridge/freezer, recess and plumbing for washing machine and dishwasher. Textured coved ceiling with centre light and spotlights, two radiators, archway through to dining room.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



### **DINING ROOM 5.33m (17'6") maximum x 3.12m (10'3")**

Feature fireplace with local stone surround with timber mantelpiece housing a modern design wood burner, window to side, fuse box, textured and coved ceiling, centre light.



### **LIVING ROOM 4.44m (14'7") x 3.66m (12'0")**

UPVC patio style doors opening onto the rear patio and gardens, UPVC double glazed door to side/ driveway (currently sealed however, can be reinstated), UPVC double glaze window overlooking driveway, feature alcove with brick surround, textured and coved ceiling with up lights, two radiators.



### **GROUND FLOOR WC/BOILER ROOM 2.01m (6'7") x 1.14m (3'9")** Low-level WC and wash hand basin.

Oil fired central heating boiler, fuse box.

### **HALLWAY AND STAIRWELL**

Radiator, close tread staircase with handrail leading to a half landing, sash double glazed window with outlook to the rear, further flight of stairs leads to the first floor landing and accommodation.

### **LANDING**

Textured coved ceiling with light, door to airing cupboard housing a hot water tank with immersion and shelving, staircase leading to the second floor and doors leading to bedroom one, bedroom two and bathroom/shower room.

**BEDROOM ONE 3.68m (12'1") x 3.28m (10'9")**

Double glazed sash window overlooking the rear gardens and outbuildings, built in wardrobe, radiator, textured and coved ceiling, centre light.



**BEDROOM TWO 3.28m (10'9") x 3.15m (10'4")**

Double glazed sash window with outlook over Lemon Hill and Mylor Bridge, built-in wardrobes, radiator, textured and coved ceiling with centre light, door to walk-in cupboard providing extra storage.

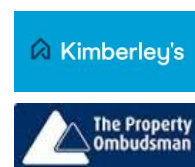


**SHOWER ROOM 2.24m (7'4") x 2.13m (7'0")**

A three piece suite comprising; shower cubicle with power shower and perspex screen, low-level WC, pedestal wash hand basin, double glazed frosted sash style window, part tiled walls, textured and coved ceiling with light, heated towel rail.



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## STAIRCASE TO SECOND FLOOR

### **BEDROOM THREE 3.66m (12'0") x 2.97m (9'9")**

Double glazed sash window with a pleasant outlook over the rear, double glazed window to side overlooking rooftops and the village, radiator, textured and coved ceiling with centre light, door to en-suite.



### **EN-SUITE**

Low-level WC and sink set into a vanity unit, double glazed window overlooking the village and Lemon Arms, clothes rail, radiator, textured ceiling with light.

### **ATTIC SPACE**

A useful storage area with lighting used for the solar panel equipment and battery storage system.

### **OUTSIDE**

There is driveway with parking for a number of cars.

**DETACHED WORKSHOP 6.10m (20'0") x 4.19m (13'9")** Ideal for a variety of uses with metal up and over door, windows to the side and rear, lighting and power, sink with water supply and water heater.



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**DETACHED GARAGE 4.04m (13'3") x 2.69m (8'10")** Currently used to store the car.



### **GARDENS**

The majority of the gardens can be found to the rear where there is a pleasant patio area and raised gardens above the workshop and to the side.

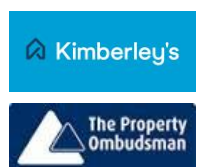
**COUNCIL TAX** Band C.

### **MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

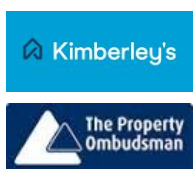


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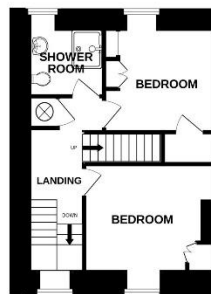
VIEW



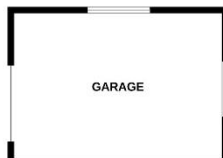
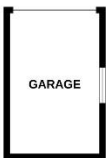
GROUND FLOOR  
980 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



2ND FLOOR  
203 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 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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