



# Sunways, Bell's Hill

Mylor Bridge

## Sunways, Bell's Hill, Mylor Bridge, Falmouth, TR11 5SQ

Occupying a delightful and tranquil position, on the outskirts of one of Cornwall's most sought after creekside villages, a detached 4 bedroomed, 3 bath/shower roomed home with superb open-plan living room, enjoying countryside views over the adjoining farmland.

### Distances

Mylor Bridge - 0.5; Pandora Inn - 1;  
Flushing - 2; Mylor Yacht Harbour - 2.5;  
Enys Gardens - 3; Perranwell Station  
(branchline rail) - 3.5; Falmouth University  
(Tremough) - 3.5; Falmouth - 4; Trelissick  
Gardens (National Trust) - 7; Truro - 8; Helford  
Passage - 8.5; Portscatho (via King Harry  
Ferry) - 12.5; St Mawes (via King Harry  
Ferry) - 13; Cornwall Airport (Newquay) - 26.5

(All distances are approximate and in miles)

### The location

Mylor Bridge enjoys a creekside position and provides a high standard of living just a few miles from bustling Falmouth and Truro. The village, popular with all ages, features a primary school, grocery store, newsagents, butchers, fish monger, pub, hairdresser, dentist, two churches, playing field and community centre. Just a mile away is the famous and iconic Pandora Inn, and only two miles away is the incredibly well equipped Mylor Yacht Harbour (where Sir Ben Ainslie learnt to sail).

The thriving university town of Falmouth, five miles to the south, is one of the country's most historic harbour towns with its eclectic range of boutiques and restaurants, arts scene, sailing lifestyle, marinas and beaches.





### The property

- Detached chalet residence built in 1938
- Completely renovated and re-modelled in 2010
- Wonderful open-plan triple aspect living room /kitchen enjoying rural views with French doors to the southerly facing garden
- Modern kitchen with breakfast bar and fitted Siemens appliances including tall fridge, separate freezer, oven and grill, steam oven, warming drawer and 5-ring hob with extractor.
- Romotop wood burner
- Engineered timber flooring throughout ground floor
- Two ground floor double bedrooms, one with views over the adjoining farmland
- Ground floor bathroom with separate walk-in shower
- Utility room and separate WC
- First floor sitting room with beamed and vaulted ceiling
- Two further double bedrooms, both with en suite shower rooms and one with Juliet balcony and views over the adjoining farmland
- Study with Velux window

### The garden and parking

- Large, gravelled forecourt providing ample off-road parking for several cars
- Additional garden areas could be created to the front of the house if required
- South facing patio garden with Cornish hedging and adjoining open countryside

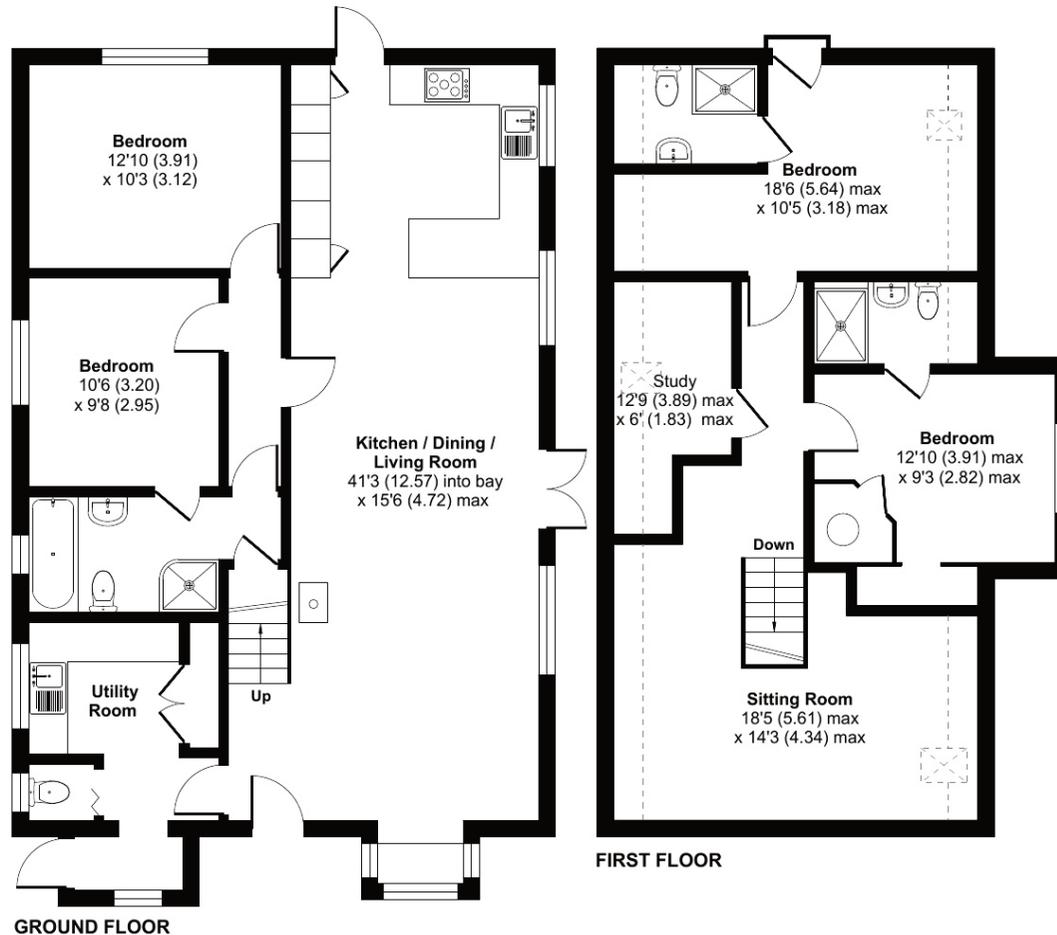
### Tenure, services and general information

Freehold. Council Tax: F. Mains water & electricity. Water solar. Private drainage. Oil fired central heating.

**What 3 Words** ///sandals.newlywed.upstarts

# Sunways, Bells Hill, Mylor Bridge, Falmouth, TR11

Main House = 1666 sq ft / 155 sq m  
 Total = 1762 sq ft / 164 sq m  
 Limited Use Area(s) = 96 sq ft / 9 sq m  
 For identification only - Not to scale



## Directions:

Proceeding on the A39 from Truro towards Falmouth and turn left after the Norway Inn signposted Carclew. Follow the winding road up the hill to the T-junction. Turn left and then right into Carclew Road and continue into Bell's Hill. Sunways is the first house on the left-hand side.

## Fixtures & fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(27-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(27-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Shore Partnership Limited. REF: 830236

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