



Mariner's Cottage

Mylor Bridge

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6 Rosehill Cottages

Mylor Bridge, Falmouth

TR11 5LZ

Available for the first time in 28 years, situated within a short and level walk of the creek, this charming Victorian home is located in the highly desirable waterside village of Mylor Bridge near Falmouth, providing cosy and characterful accommodation with the scope to extend and improve.

Distances

Shops and amenities – 175 yards; Pandora Inn – 1; Flushing – 1.5; Mylor Yacht Harbour – 2; Falmouth – 4; Perranwell Station (branchline rail) – 5; Truro – 8.5; Cornwall Airport (Newquay) – 27

(All distances are approximate and in miles)

The Location

Situated within a short walk of Mylor's shops, amenities, school and creek, Rosehill Cottages is an attractive terrace of Victorian houses set back from the roads; out of sight, discrete and tucked away.

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, four 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

- Mid terrace Victorian home originally built in the 1880s
- First sale since 1992
- Retaining original features and period detailing
- Sitting room with open fire, ornate fireplace and exposed floorboards
- Living room with open fire, cast iron fireplace and exposed floorboards
- Light and bright dining room with contemporary woodburner
- Small galley kitchen
- Three bedrooms (two doubles, one single), two with original fireplaces
- Spacious bathroom with large shower and freestanding roll top bath
- Scope to extend into courtyard to create larger kitchen (subject to any necessary planning consents and building regulations)
- Scope to extend into attic (subject to building regulations)
- Offered for sale with no onward chain and for the first time in 28 years

The Gardens

- Private rear garden with lawn, vegetable bed and shed
- Lawned front garden
- Outbuilding providing useful storage

Tenure, services and general information

Freehold. Mains water, drainage and electricity. Night storage heaters. Council Tax: C. Broadband: Superfast is available in the postcode.

Shore recommendations

- Experience a hearty breakfast at Loe Beach or Mylor Yacht Harbour
- Enjoy a creekside meal at The Pandora Inn
- Whether you are an absolute beginner through to salty seadog, enjoy the stunning sailing waters The Carrick Roads has to offer
- Walk the South West Coast Path to Mylor Yacht Harbour
- Unrivalled sailing facilities on your doorstep
- Enjoy the numerous festivals including Fal River, Sea Shanty, Oyster and Falmouth Week
- Take the train from Perranwell Station to Falmouth, considered to be one of the best coastal towns in the UK

Fixtures & Fittings

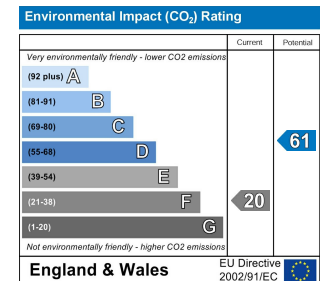
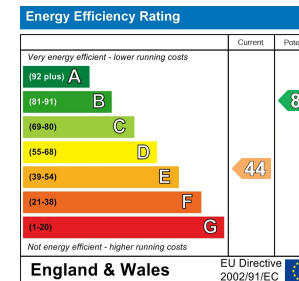
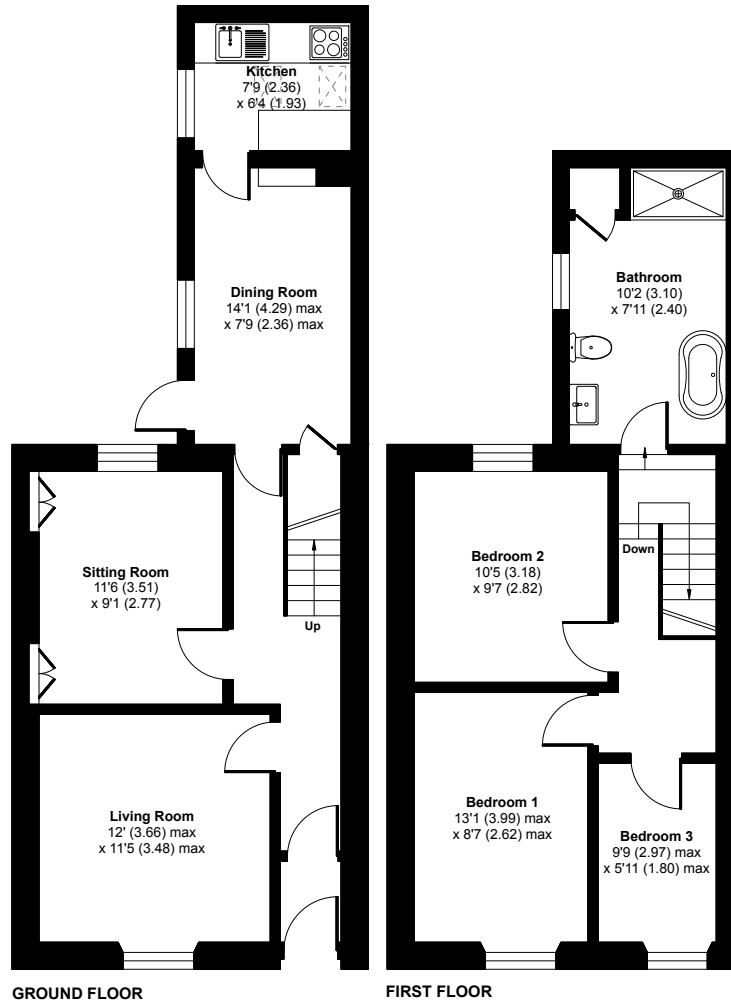
Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.



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Main House = 990 sq ft / 92 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2020. Produced for Shore Partnership Limited. REF: 651732

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