



Sunways

Mylor Bridge



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

Located on the edge of one of south Cornwall's most desirable creekside villages, this distinctive four-bedroom detached residence offers stylish open-plan living. With generous parking and a coveted position near the heart of Mylor Bridge, a charming and family-friendly village, this is a great opportunity to enjoy the best of coastal and rural living

The Location

Mylor Bridge provides for an enviable creekside lifestyle just minutes from the vibrant hubs of Falmouth and Truro. This picturesque village blends timeless charm with modern convenience, boasting a well-regarded primary school, artisan butchers and fishmonger, a welcoming pub, independent shops, a hairdresser, dentist, two churches, a community centre, and a popular playing field, all fostering a strong sense of community across all generations.

Just a mile away lies the iconic Pandora Inn, an historic waterside pub beloved for its thatched roof and floating pontoon dining. Two miles further is Mylor Yacht Harbour, a premier sailing destination with full marina facilities, waterfront cafés, and a rich maritime heritage, famously where Sir Ben Ainslie first took to the water.

Four miles south, the thriving university town of Falmouth offers a dynamic mix of culture and coastal living, with three beaches, a buzzing arts scene, independent boutiques, acclaimed restaurants and one of the deepest natural harbours in the world.

The Property

- Originally 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 woodburner
- 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 a 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
- Large storage shed
- South facing patio garden with Cornish hedging and recently built traditional stone wall

Tenure, services and material information

Freehold. Mains water and electricity. Private drainage. Solar panels (for hot water). Oil fired central heating.

Broadband: Full Fibre is available (source: <https://www.openreach.com/fibre-checker/my-products>)

Council Tax: band F

What 3 Words

///sandals.newlywed.upstarts

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

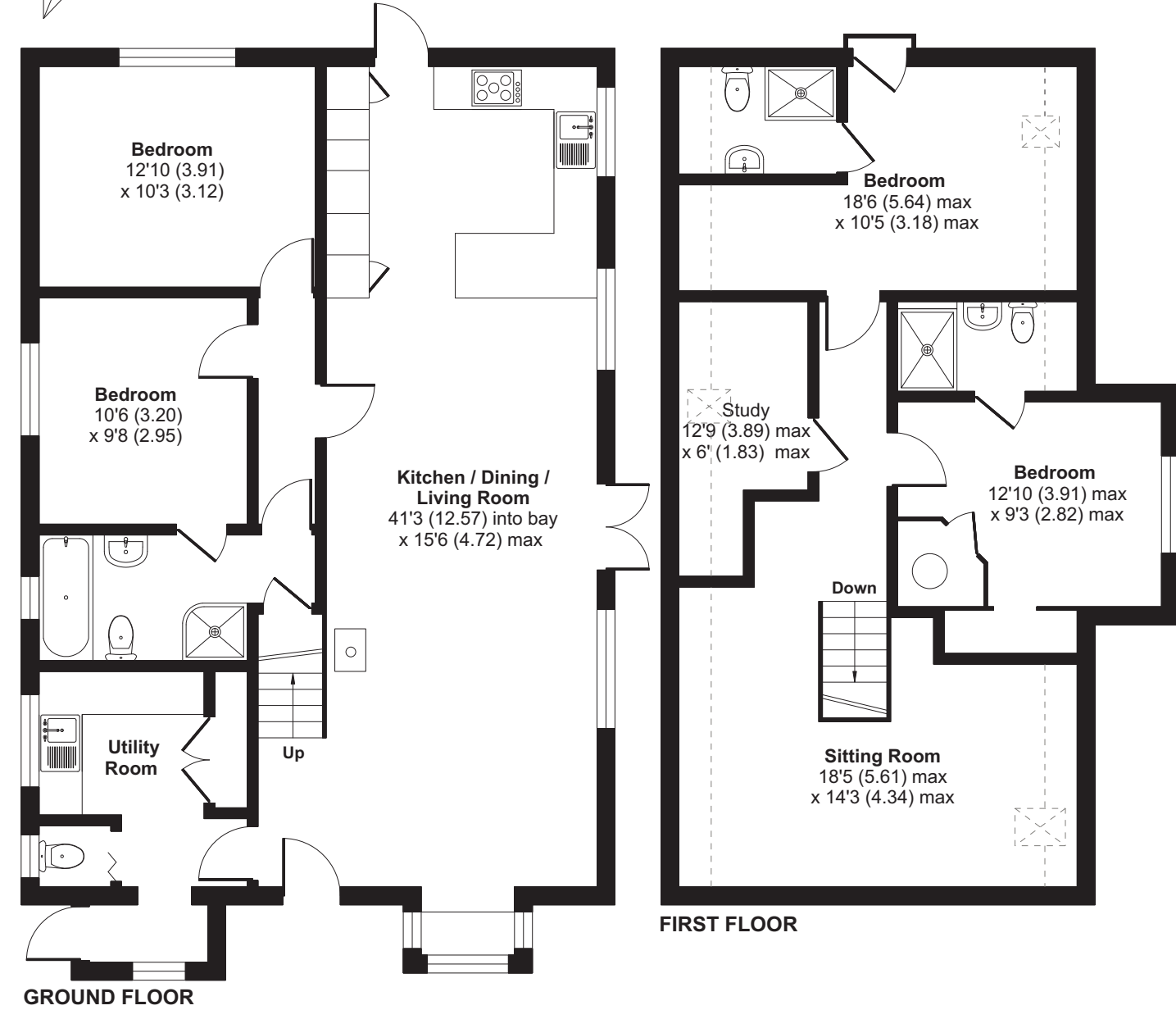
(All distances are approximate and in miles)

Directions

Proceed 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.

Sunways, Bells Hill, Mylor Bridge, Falmouth, TR11 5SQ

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2022. Produced for Shore Partnership Limited. REF: 830236

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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Ben Davies
Director



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

