



7 Rose Hill

Mylor Bridge

7 Rose Hill, Mylor Bridge, Falmouth, TR11 5LZ

Located within a short walk of the creek in the ever-popular village of Mylor Bridge, this Victorian home offers comfortable accommodation with scope for improvement. Benefitting from a detached garage and a generous garden, 7 Rose Hill presents an appealing opportunity to create a tailored period home in a well-connected and highly desirable setting.

The Location

Mylor Bridge enjoys a creekside position and provides a high standard of living just a few miles from bustling Falmouth and Truro with the village proving ever-popular with all ages. Amenities include 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.

Distances

Shops and amenities – 175 yards; Pandora Inn – 1; Flushing – 1.4; Mylor Yacht Harbour – 2; Penryn – 1.5; Falmouth – 4; Perranwell Station (branchline rail) – 5; Truro – 8.5; Cornwall Airport (Newquay) – 30.

The Property

- End of terrace Victorian home originally built in the 1880s
- Retaining original features and period detailing
- Entrance porch with tessellated tiled floor
- Sitting room with woodburner and timber floorboards
- Dining room with woodburner, timber floorboards and alcove shelving
- Galley kitchen
- Split level landing
- Three bedrooms (two doubles, one single).
- Spacious bathroom
- No onward chain

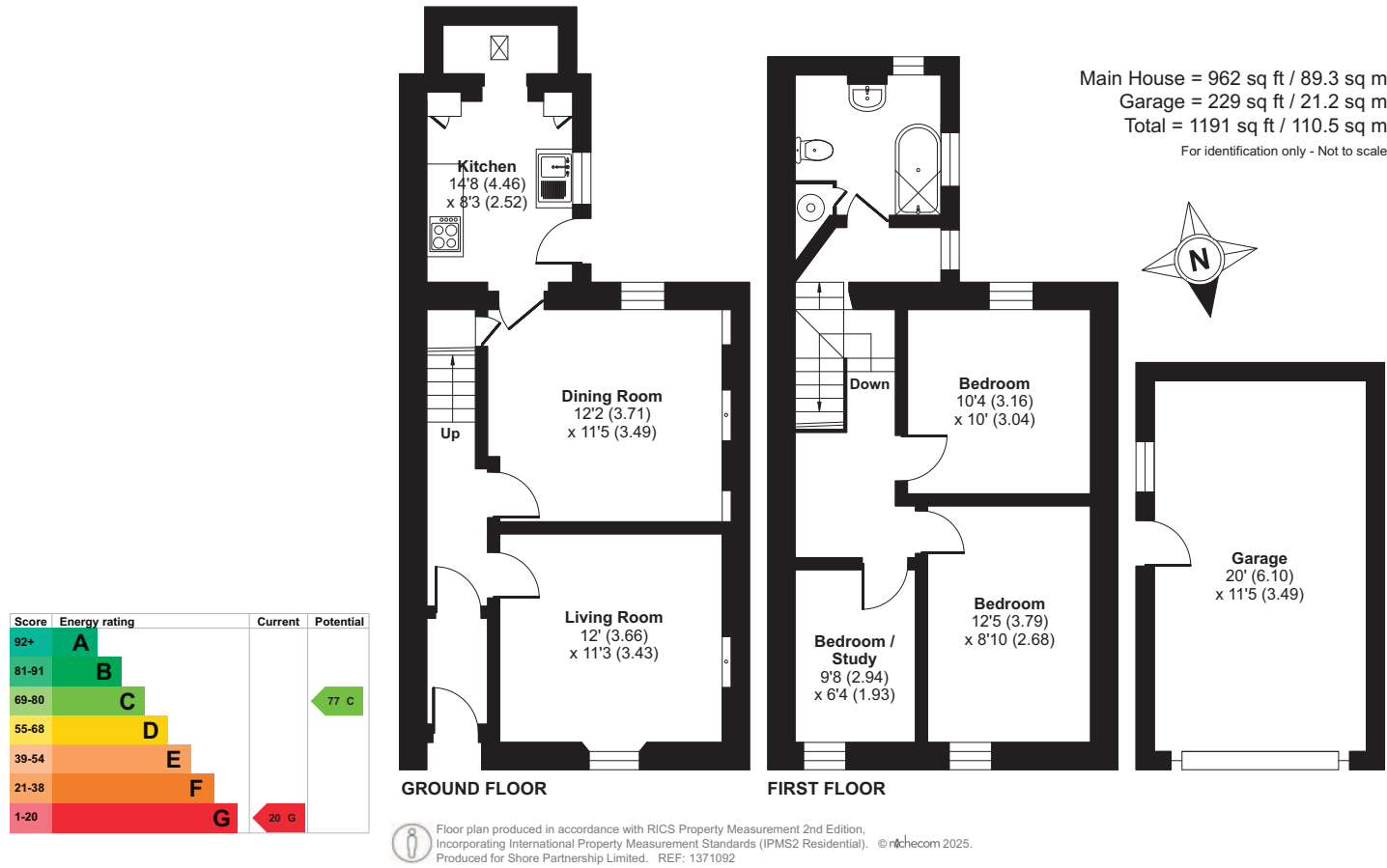
The Gardens and Garage

- Enclosed front lawn with gated access from a pedestrian path linking Rose Hill to Waterings Road, ideally positioned opposite the village park and creek.
- Private and well-enclosed rear garden with paved sitting area, tiered planting and access to the kitchen via a stable door
- Mature and generously stocked with mature shrubs, fruit trees, raised beds and a pond
- Detached garage (accessed from Rose Hill)
- One of the village's original water pumps is located within the garden, accessed from Rose Hill

Tenure, services and material information

Freehold. Mains water, drainage and electricity. Night storage heaters. Council Tax: band C
Broadband: FTTC (source: <https://www.openreach.com/broadband-network/fibre-availability>)

What 3 Words /// tortoises.sofas.loose



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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