

ELIM COTTAGE  
MYLOR DOWNS  
TR11 5UL



*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# ELIM COTTAGE

## MYLOR DOWNS

### FALMOUTH

#### TR11 5UL

DETACHED COTTAGE SITUATED IN SOUGHT AFTER LOCATION SOLD WITH NO CHAIN

This three bedroom detached cottage is situated in a semi rural location on the outskirts of the highly popular south coast village of Mylor. A charming property boasting characterful features throughout, this is a rare opportunity to purchase a detached property in such a sought after position.

The accommodation includes; sitting room, conservatory, kitchen/dining room, utility room, shower room, sun room, three bedrooms, bathroom and a w.c. There are large gardens, a single garage and off road parking.

Sold with no chain, early viewing is highly recommended.

EPC - TBC. Freehold. Council Tax - D.

## GUIDE PRICE £550,000

## *Philip Martin*

### PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

**E:** [sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

**www.philip-martin.co.uk**



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## THE PROPERTY

Elim Cottage is a three bedroom detached cottage situated in a semi rural location, on the outskirts of the hugely popular village of Mylor. The dwelling is located in a quiet location, enjoying a tremendous amount of privacy and adjoins farmland yet is close to the south coast hot spots. In all, the accommodation comprises; sitting room, conservatory, kitchen, utility room, sun room and shower room to the ground floor with three bedrooms, bathroom and a w.c. to the first floor. There is a single garage, off road parking and a large garden.

## LOCATION

Mylor Bridge is a particularly sought after village not least for its position at the head of the tidal creek which extends up into the centre of the village and is surrounded by picturesque wooded countryside. The village has a good selection of amenities for everyday needs including post office and shop, primary school, church, fish mongers, dentist, doctors and butcher as well as a village hall with the usual programme of social activities. There is a passenger ferry to Falmouth from nearby Flushing. The cathedral and shopping centre of Truro is about nine miles away. The port and tourist destination of Falmouth is about 5 miles.

In greater detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

### SITTING ROOM

7.84m x 3.35m (25'8" x 10'11")

Three windows to front aspect. Feature fireplace and radiator. Spiral staircase rising to first floor. Doors into;

### CONSERVATORY

4.81m x 2.76m (15'9" x 9'0")

A useful additional living space.

### RECEPTION ROOM

2.44m x 2.11m (8'0" x 6'11")

Tiled flooring and corner hand wash basin. Doors into;



### SHOWER ROOM

2.01m x 0.87 (6'7" x 2'10")

Comprising shower cubicle and low level w.c. Obscured window to front.

### CONSERVATORY

3.86m x 2.60m (12'7" x 8'6")

Dual aspect with windows to side and rear as well as two velux windows. Radiator. Door to rear.

### KITCHEN/DINING ROOM

7.20m x 2.15m (23'7" x 7'0")

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer. Space for cooker and plumbing for dishwasher. Two useful walk in storage/pantry cupboards. Ample space for dining table. Radiator. With three windows to rear and door into;

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#### UTILITY ROOM

2.38m x 2.35m (7'9" x 7'8")

Dual aspect with window to front and side. Space and plumbing for washing machine and tumble dryer. Door to garden.

#### FIRST FLOOR

##### LANDING

Doors into;

##### BEDROOM

4.22m x 3.04m (13'10" x 9'11")

Dual aspect bedroom with window to front and side. Fitted wardrobes and radiator.

##### BEDROOM

4.31m x 2.31m (14'1" x 7'6")

Dual aspect with window to rear and side. Radiator.

##### BEDROOM

3.94m x 3.45m (12'11" x 11'3")

Window to front. Fitted wardrobe and radiator.

##### BATHROOM

2.17m x 1.88m (7'1" x 6'2")

Comprising bath and pedestal hand wash basin. Obscured window to rear.

##### W.C.

Window to side. Low level w.c.

##### OUTSIDE

Occupying a substantial plot, with gardens to front, side and rear of the dwelling, laid to lawn, with mature shrubs and trees throughout. There is a single garage and off road parking.

##### GARAGE

Metal up and over door.



#### SERVICES

Mains water and electric. Private drainage. Oil fired central heating.

#### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

#### TENURE

Freehold.

#### COUNCIL TAX

D.

#### DIRECTIONS

Travelling from Truro take the A390 towards Falmouth and continue until reaching Perran-ar-Worthal. After passing the Norway Inn, take the first turning left and continue on this minor road for almost a mile stopping at the next road junction. Turn left here and then straight over at the next junction. Take the first right hand turning into Broads Lane and follow this lane and Elim Cottage can be found on the right hand side where a Philip Martin for sale board has been erected.

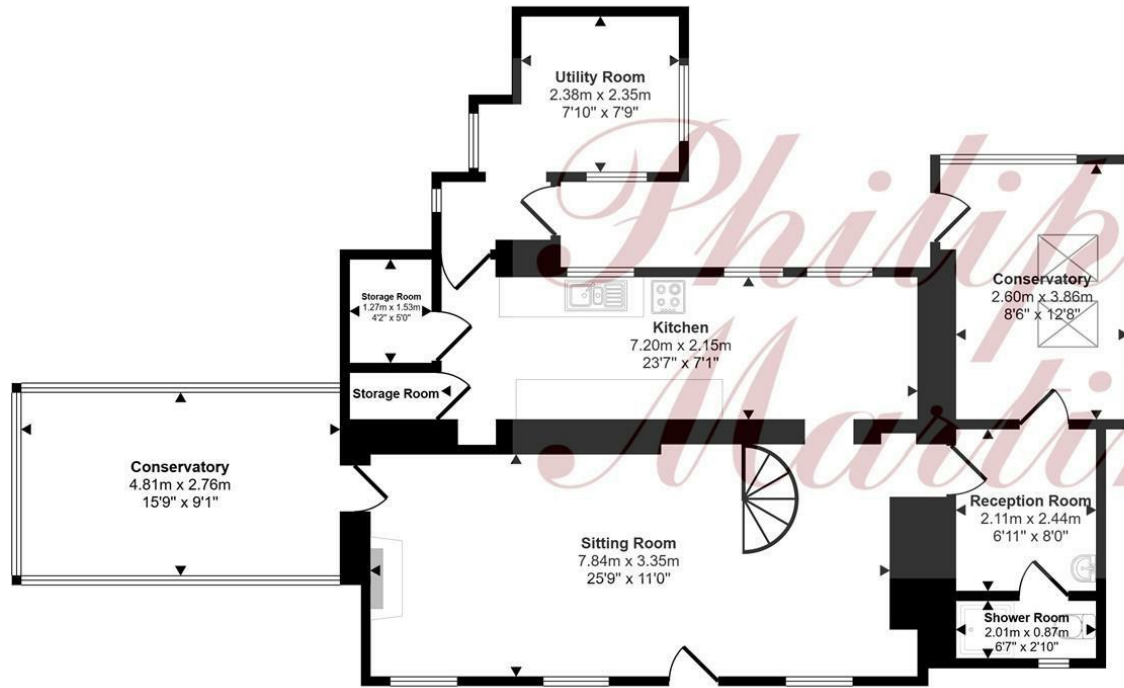
#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

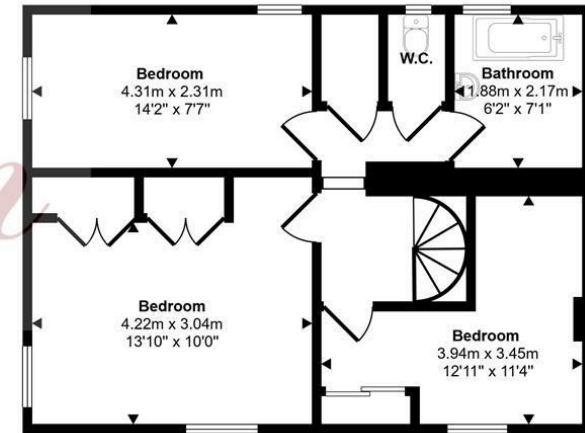
#### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

Approx Gross Internal Area  
147 sq m / 1579 sq ft



Ground Floor  
Approx 96 sq m / 1030 sq ft



First Floor  
Approx 51 sq m / 549 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs 92-100 kWh A			Very environmentally friendly - lower CO <sub>2</sub> emissions 92-100 kWh A
89-91 kWh B			89-91 kWh B
86-88 kWh C			86-88 kWh C
83-85 kWh D			83-85 kWh D
80-82 kWh E			80-82 kWh E
77-79 kWh F			77-79 kWh F
74-76 kWh G			74-76 kWh G
Not energy efficient - higher running costs 69-73 kWh			Not environmentally friendly - higher CO <sub>2</sub> emissions 69-73 kWh
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales





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Truro 01872 242244 St Mary's 01326 270008 [www.philip-martin.co.uk](http://www.philip-martin.co.uk)

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