

Mill House, Trevellan Road,
Mylor Bridge



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A delightful four bedroom creekside home with stunning views in the heart of this highly sought-after village.

Property
Mill House is an immaculately presented four-bedroom waterside property, built in 2009 in a traditional style and occupying an enviable position overlooking Mylor Creek. Designed to maximise its exceptional setting, the reverse-level accommodation with generous glazing and a south-facing balcony, provides superb views across the creek and countryside.

The bright open-plan living space with defined sitting, dining and kitchen areas creates a sociable yet well-balanced environment. The dual-aspect sitting room is centred around a wood-burning stove set on a granite plinth with the adjoining dining area enjoying bi-fold doors onto the balcony, creating a seamless connection between the house and its waterside setting.

The stylish kitchen is fitted with a comprehensive range of high-gloss cabinetry, complemented by an aquamarine granite-effect worktop and curved breakfast bar. Integrated Neff appliances and great storage make this an attractive and highly practical space. A separate study is accessed from the first-floor landing.

The ground floor comprises two well-proportioned double bedrooms positioned at the front of the house, both benefiting from creek views and built-in wardrobes with two further bedrooms providing flexibility for guests, children or additional working space. A well-appointed family bathroom and separate shower room complete the accommodation.

Outside
The private suntrap garden is principally laid to lawn, bordered by established planting, mature shrubs, camellias, apple trees and a palm tree. A useful utility room incorporates laundry facilities, a WC and excellent storage, while a separate garden room offers further versatile space. The property also benefits from a single garage with workshop area plus parking space.



Location
Mylor Bridge is a sought-after waterside village situated at the head of Mylor Creek, surrounded by beautiful countryside and the sailing waters of the Carrick Roads. The village has a strong community feel and a useful range of everyday amenities, including a village shop, post office, local food shops, primary school, and the popular Lemon Arms. Mylor Yacht Harbour is close by, offering excellent facilities for sailing and boating, while the surrounding creeks and countryside provide wonderful opportunities for walking and exploring the coast.

Despite its peaceful setting, Mylor Bridge is conveniently placed for both Falmouth and Truro. Falmouth, approximately 5 miles away, offers an excellent selection of independent shops, restaurants, cafés and cultural attractions, together with its harbour and beaches. Truro, around 8 miles away, is Cornwall's cathedral city and provides extensive shopping, business, educational and leisure facilities.

The area is also well served by public transport, with bus services connecting Mylor Bridge with Falmouth, Penryn and Truro. Penryn railway station, approximately 3 miles away, provides local rail connections, while Truro offers mainline services to London and destinations beyond. Cornwall Airport Newquay is approximately 20 miles away, providing further domestic and international connectivity. This combination of tranquil waterside surroundings and convenient access to Cornwall's principal towns makes Mylor Bridge an appealing base for both permanent and second-home living.

Postcode region: TR11

General

Local Authority: Cornwall Council
Services: Connected to mains water, drainage and electric
Council Tax: Band E
EPC Rating: D
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>

1,422 sq ft (132 sq m)
Creekside position
Reverse living with stunning views
Four bedrooms
Private garden, garage & parking
Freehold | Mylor Bridge

Guide price £825,000



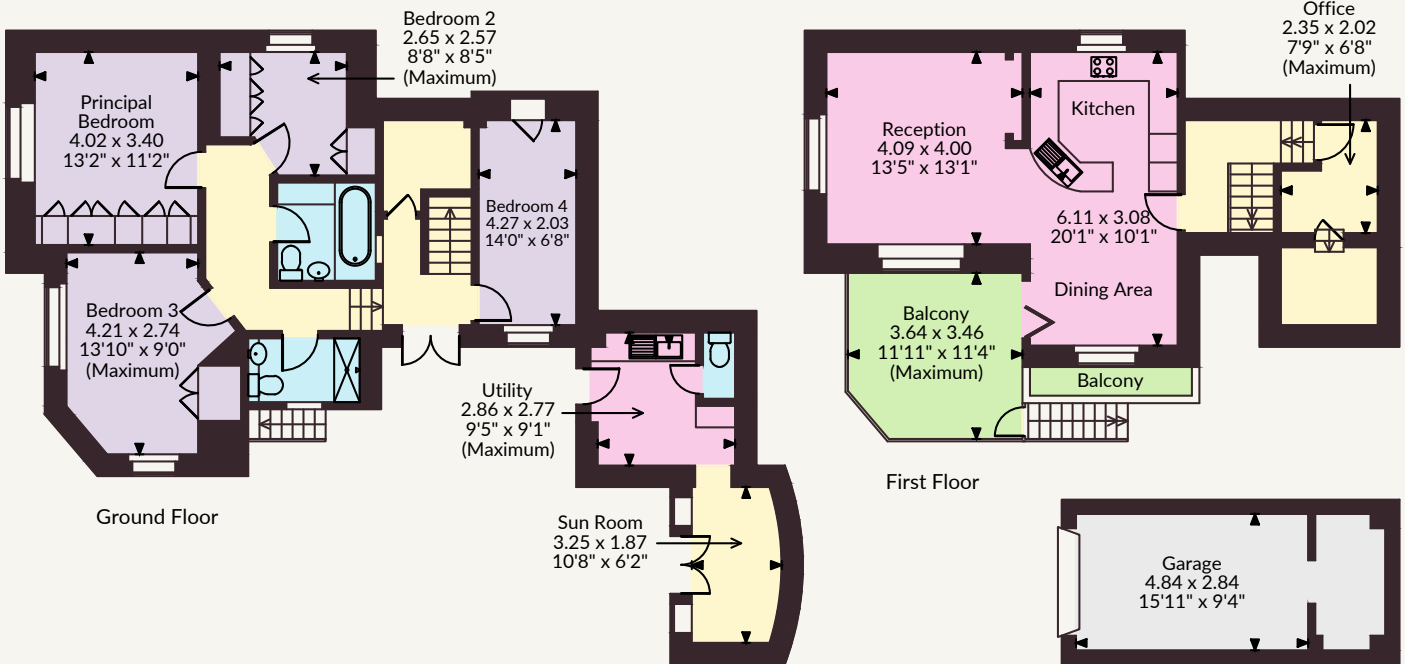
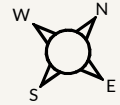
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Main House internal area 1,422 sq ft (132 sq m)

Garage internal area 197 sq ft (18 sq m)

Balcony external area = 153 sq ft (14 sq m)

Total internal area 1,619 sq ft (150 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Strutt & Parker Cornwall

24 Southernhay West, Exeter, EX1 1PR

01872 301 664 | Cornwall@struttandparker.com



@struttandparker struttandparker.com

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