



Willow House Mylor Downs, Falmouth, TR11 5UL

Guide price £1,800,000

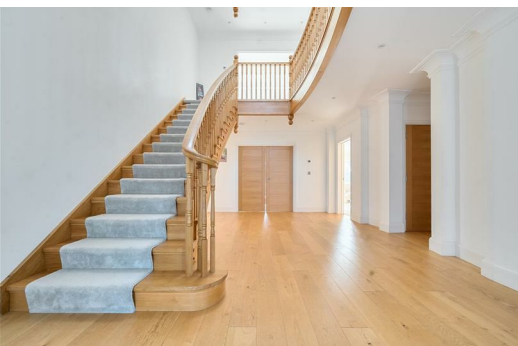
Striking Georgian-style residence offering exceptional 5/6 bedroom accommodation, set within private gardens of approximately 1.15 acres

Willow House is an exceptional residence nestled in the peaceful countryside of Mylor Downs, just a short distance from the local amenities of Mylor Bridge and the sailing facilities of Mylor Harbour.

Designed in the Georgian style, the house sits proudly at the end of its driveway, creating a wonderful first impression on arrival. Stepping inside, you cannot help but be impressed by the magnificent vaulted entrance hall with its sweeping staircase. The kitchen is a superb space, filled with natural light and offering ample room to entertain large gatherings of family and friends. The drawing room could also serve as a formal dining room if required, while the generous sitting room provides a superb space in which to relax.

The principal suite is located on the first floor and spans the full width of this part of the house, offering particularly luxurious accommodation. The guest suite is well planned, and there is a third bedroom which makes use of the family bathroom. The upper floor offers two further bedrooms together with a shower room. In addition, on the ground floor there is an office, currently used as an additional bedroom.

The garage provides excellent storage and is accessed via the utility room. A staircase now leads to the upper floor above the garage, where a further room is currently under construction.



Location

Willow House is set near the ever popular waterside village of Mylor Bridge. The area is a particularly favoured spot for keen sailors with a fantastic modern marina at Mylor Harbour with superb facilities including a fine sailing club, restaurant cafe and offers access to the splendid sailing waters of the Carrick Roads. The village itself offers most day to day needs, including a butchers, fishmongers, grocery shop, doctors surgery, dentist, hairdressers, Post Office and primary school. There is a good choice of outside entertainment in the area, with the Lemon Arms and Pandora Inn just a short distance away, as well as some excellent restaurants at Mylor Harbour.

Falmouth is within easy reach with its range of interesting shops, bars and restaurants, as well as the fine sandy beaches - perfect for family days out. The city of Truro is also convenient with its county leading shopping and banking facilities, making it a very useful centre.

Distances

Mylor Yacht Harbour: 3.25 Miles • Pandora Inn: 2 Miles • Flushing: 3 Miles
• Falmouth: 5 Miles • Falmouth Golf Club 5.5 Miles • Budock Vean Hotel & Spa: 8.5 Miles • Truro: 8.5 Miles • Newquay Airport: 27 Miles



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy A	Energy B	Env A	Env B
Energy B	Energy C	Env B	Env C
Energy C	Energy D	Env C	Env D
Energy D	Energy E	Env D	Env E
Energy E	Energy F	Env E	Env F
Energy F	Energy G	Env F	Env G
Energy G	Energy G	Env G	Env G

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