



ROHRS & ROWE



Rosehill cottage
11 Rosehill
Mylor Bridge
Cornwall
TR11 5LZ

- Gorgeous traditional cottage
- High degree of privacy
- Recently renovated
- Broad hallway
- Charming Kitchen
- Breakfast room with Aga
- Dual aspect drawing room
- Sitting room with wood burner
- Master bedroom ensuite
- Three further bedrooms
- Generous family bathroom
- Boot Room / Utility
- Outbuildings
- Studio perfect as home office
- Double garage
- Workshop and further double garage
- Grounds of circa 1.7 Acres
- EPC E
- Council Tax Band F

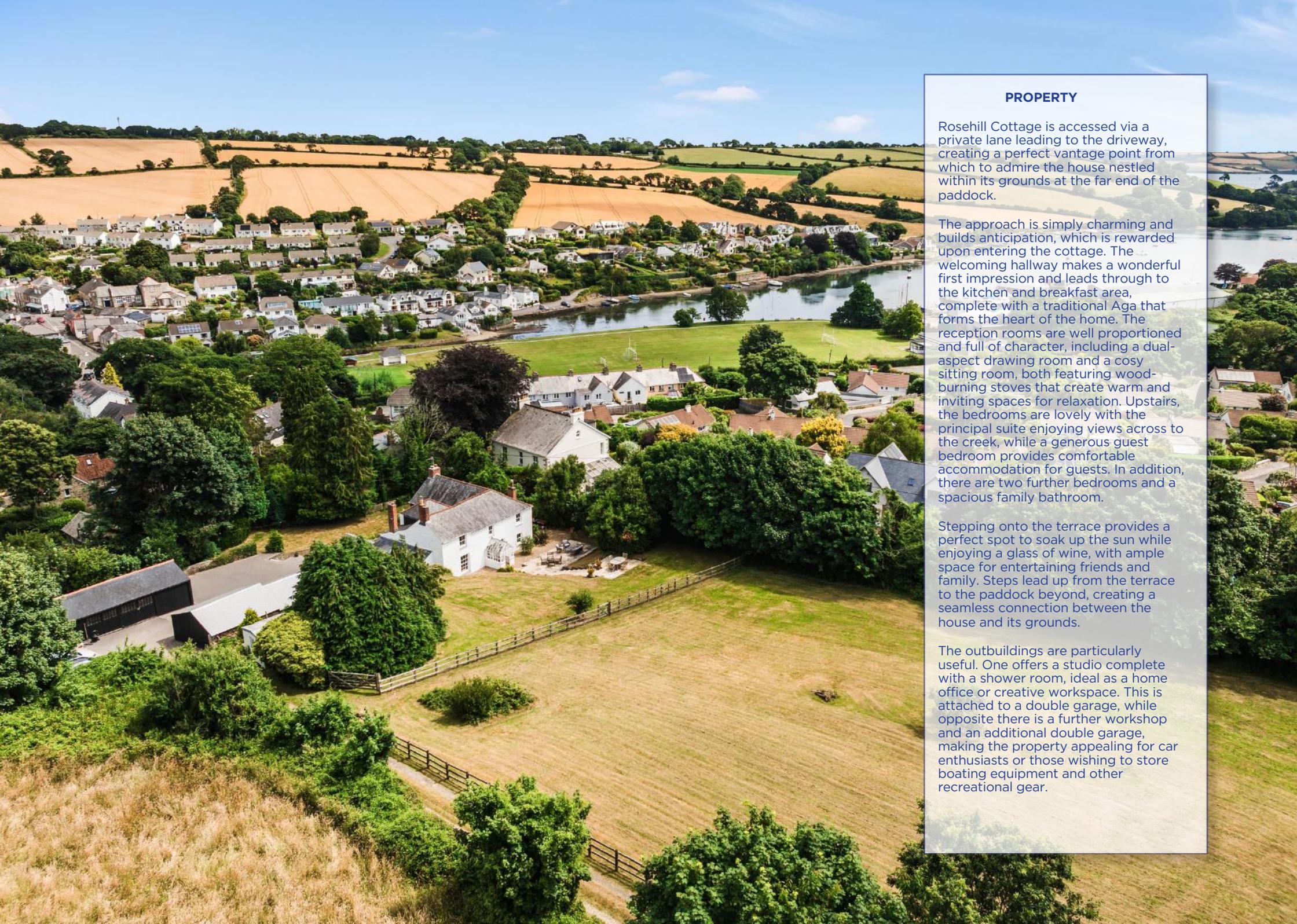


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A GORGEOUS, RECENTLY RENOVATED SUBSTANCIAL 4 BEDROOM COTTAGE OFFERING EXCEPTIONALLY PRIVACY SET ON THE EDGE OF THE POPULAR VILLAGE OF MYLOR BRIDGE. THE PROPERTY IS NESTLED IN CIRCA 1.7 ACRES OF GROUNDS AND BENEFITS FROM EXTENSIVE GARAGING AS WELL AS A USEFUL STUDIO





PROPERTY

Rosehill Cottage is accessed via a private lane leading to the driveway, creating a perfect vantage point from which to admire the house nestled within its grounds at the far end of the paddock.

The approach is simply charming and builds anticipation, which is rewarded upon entering the cottage. The welcoming hallway makes a wonderful first impression and leads through to the kitchen and breakfast area, complete with a traditional Aga that forms the heart of the home. The reception rooms are well proportioned and full of character, including a dual-aspect drawing room and a cosy sitting room, both featuring wood-burning stoves that create warm and inviting spaces for relaxation. Upstairs, the bedrooms are lovely with the principal suite enjoying views across to the creek, while a generous guest bedroom provides comfortable accommodation for guests. In addition, there are two further bedrooms and a spacious family bathroom.

Stepping onto the terrace provides a perfect spot to soak up the sun while enjoying a glass of wine, with ample space for entertaining friends and family. Steps lead up from the terrace to the paddock beyond, creating a seamless connection between the house and its grounds.

The outbuildings are particularly useful. One offers a studio complete with a shower room, ideal as a home office or creative workspace. This is attached to a double garage, while opposite there is a further workshop and an additional double garage, making the property appealing for car enthusiasts or those wishing to store boating equipment and other recreational gear.







MYLOR CHURCH ROAD



MYLOR HARBOUR



ST MAWES



RESTRONGUET

LOCATION

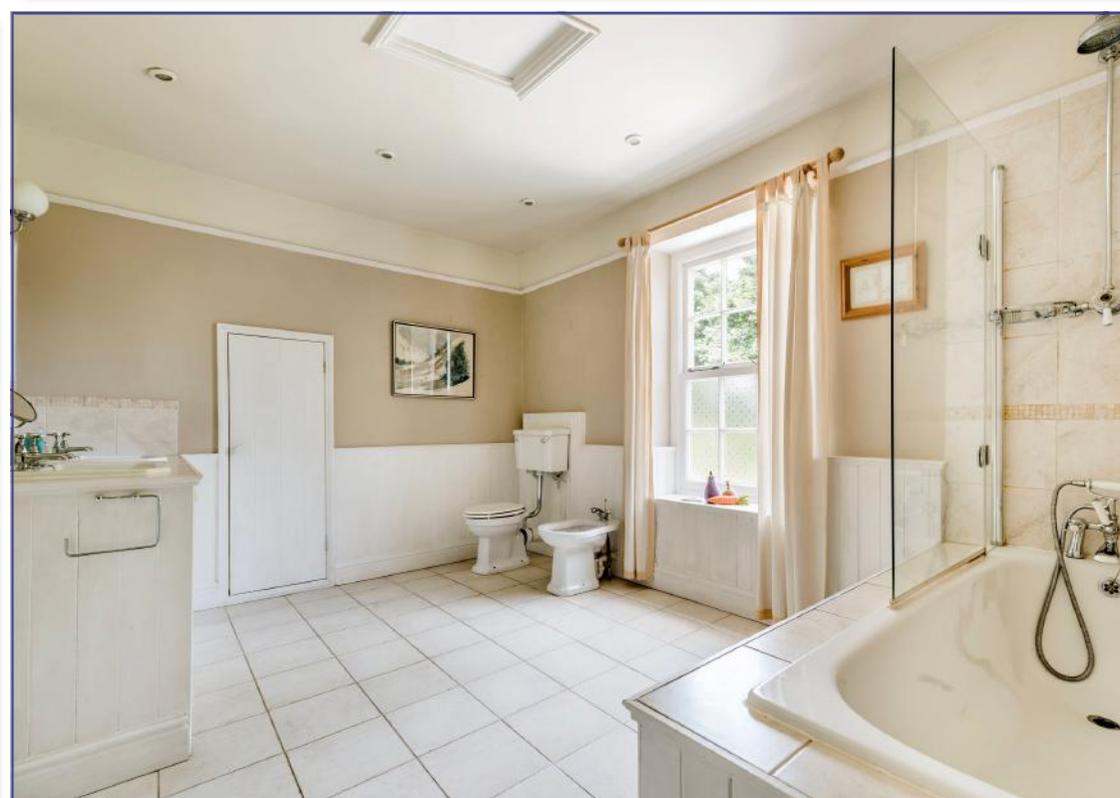
Rosehill Cottage is set on the edge of the ever popular waterside village of Mylor Bridge. The area is a particularly favoured spot for keen sailors with a fantastic modern marina at Mylor Harbour with superb facilities including a fine sailing club, restaurant cafe and offers access to the splendid 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, newsagents/Post Office and a good 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

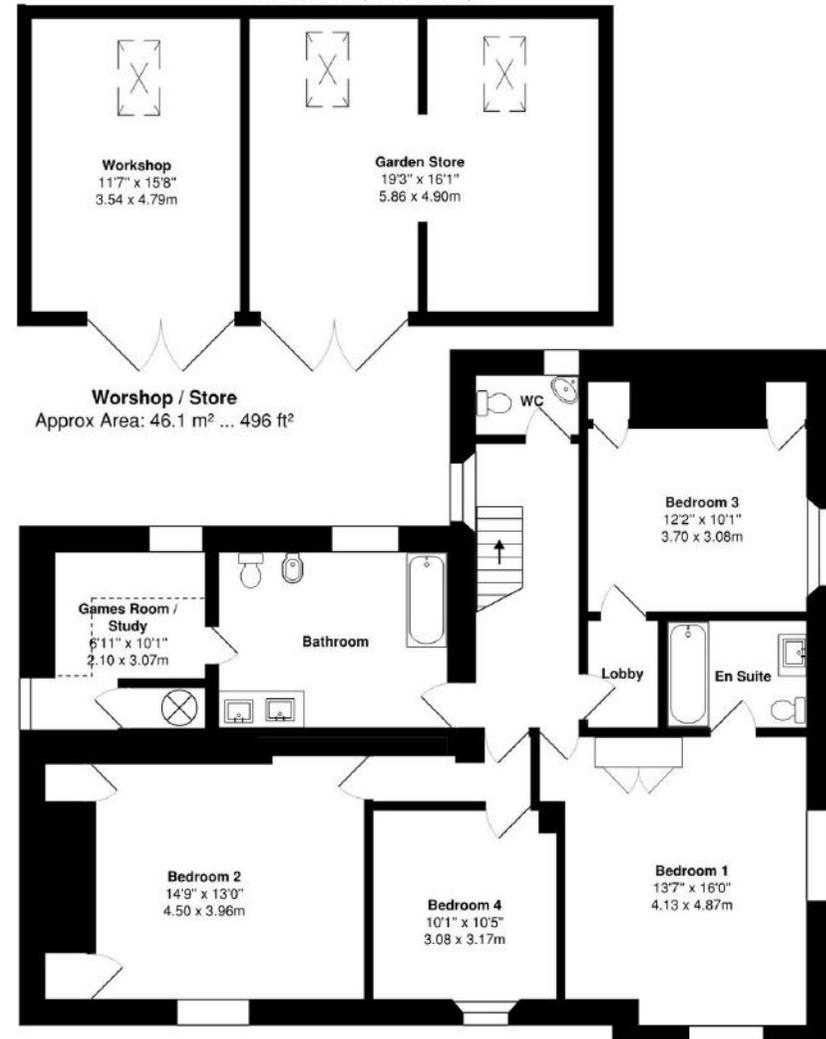
Mylor Yacht Harbour: 2 Miles by car or 1.3 Miles by foot • Pandora Inn: 1.1 Miles • Flushing: 1.4 Miles • Falmouth: 4.2 Miles • Falmouth Golf Club 4.8 Miles • Budock Vean Hotel & Spa: 7.8 Miles • Truro: 8.5 Miles • Helford: 8.9 Miles • Newquay Airport: 27 Miles





Rose Hill Cottage Mylor Bridge TR11 5LZ (excluding open porch, store & boiler room)

Approximate Area = 2465 sq ft / 229 sq m
 Garage/Studio = 460 sq ft / 42.7 sq m
 Workshop / Store = 496 sq ft / 46.1 sq m
 Total = 3421 sq ft / 317.8 sq m



All measurements are approximate and for display purposes only



Services: Mains water & drainage and electricity. Oil fired central heating.

Directions: What3words: approve.refreshed.miles

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ROHRS & ROWE

TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

