



# Cartreff

Mylor • Cornwall







# Cartreff

25 Church Road • Mylor • Falmouth • Cornwall • TR11 5NL

*Extended Edwardian house positioned towards the end of a no-through road in an idyllic Creekside setting with a beautiful blend of period and contemporary features near Mylor Harbour.*

Mylor Bridge - 0.7 • Mylor Yacht Harbour - 0.7 by foot • Flushing - 1.8 • Falmouth - 4.5 • Truro - 9 • Cornwall Airport (Newquay) - 27.5

(All distances are approximate and in miles)

0.5 mile to Mylor Yacht Harbour • Beautiful house overlooking creek • Foreshore and mooring (on licence)  
Double garage/boat store • 5 bedrooms • 3 reception rooms • Established gardens • Study



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Your attention is drawn to the important notice on the last page of the text

## LOCATION

Mylor is in an area of Outstanding Natural Beauty and Cartreff is situated towards the end of Church Road which has long been one of the most desirable and sought-after locations in South Cornwall, winding its way along the south bank of this pretty creek. Mylor Bridge, less than a mile away, is a thriving community with a village school, public house, newsagent/post office, grocery store, butchers, boat yard and sports fields. Mylor Yacht Harbour, less than a mile away (by foot) in the other direction, is positioned at the entrance to Mylor Creek where it joins the extensive sailing waters of the Carrick Roads. Mylor Harbour offers some of the finest yachting and boating facilities in Cornwall with marina berths, moorings, a chandlery, boat yard and two well regarded restaurants. A few miles to the south is the historic town of Falmouth with an eclectic mix of galleries, coffee shops, artisan bakeries, bars and restaurants and home to the world's third largest natural harbour. The National Maritime

Museum Cornwall, the University of Exeter Cornwall Campus and Falmouth University along with good primary and senior schools are all clustered in and around Falmouth. The charming cathedral City of Truro is about 10 miles away and provides a choice of both private and state schools, a great range of shops and a mainline rail link to London. Cornwall Airport (Newquay) is around 27 miles away with daily flights to London Heathrow as well as other domestic and European destinations.

## THE PROPERTY

Cartreff is an attractive Edwardian double fronted villa with a wonderful green-oak framed wing, canted at an angle to take full advantage of the lovely Creekside views, in an elevated position surrounded by its own beautifully designed mature gardens. The interior has been cleverly designed for the original Edwardian wing and the more modern wing to combine effortlessly into one

contemporary space. There is a large kitchen dining room with door through to a light and spacious family room, wood burner and doors to the front decking/terrace area with views of the creek. There is a further reception room with large bay window with creekside views and wood burner. From the spacious hall through to the rear of the property is the study, utility room and cloakroom. On the first floor there are five double bedrooms and three bathrooms all with built-in cupboards. The three main bedrooms as the front of the property have double height ceilings with mezzanine areas which offer further storage or possibly further accommodation and all three enjoy creekside views. The master bedroom also has a fabulous glass fronted balcony with which to enjoy views of the creek and surrounding countryside. The two doubles at the rear enjoy lovely views over a particularly well landscaped garden.











### GARDENS

The gardens are a particular feature of Cartreff and have been beautifully landscaped to enhance its location with various decking/terrace areas, pebbled pathways and Cornish stone walling. The gardens are well stocked with a focus on sub-tropical planting and all year interest. From the rear of the house there is a garden gate that leads directly into the ancient woodlands with plenty of wild garlic and foraging and will eventually lead you onto the path on down to Flushing on the coast.

### GARAGE/OUTBUILDINGS

There is a timber clad pitched roofed double garage and forecourt for parking for a further two cars and a log store at the rear of the house.

### FORESHORE AND MOORING

The current owners have use of the foreshore opposite and a mooring in the creek, both on an annual licence.

### SERVICES

Private drainage, mains water and electricity. The property benefits from a recently installed state of the art air pump heating system combined with solar panels to provide an economical electricity supply.

### DIRECTIONS

From the centre of Mylor Bridge follow the road signposted towards Mylor Yacht Harbour and Flushing. Shortly after the sports field on the left, take the second left at Six Turnings into Church Road. Cartreff is about two thirds of the way along this lane on the right-hand side, shortly after a sharp left-hand bend.

### VIEWINGS

Strictly by appointment with Savills.

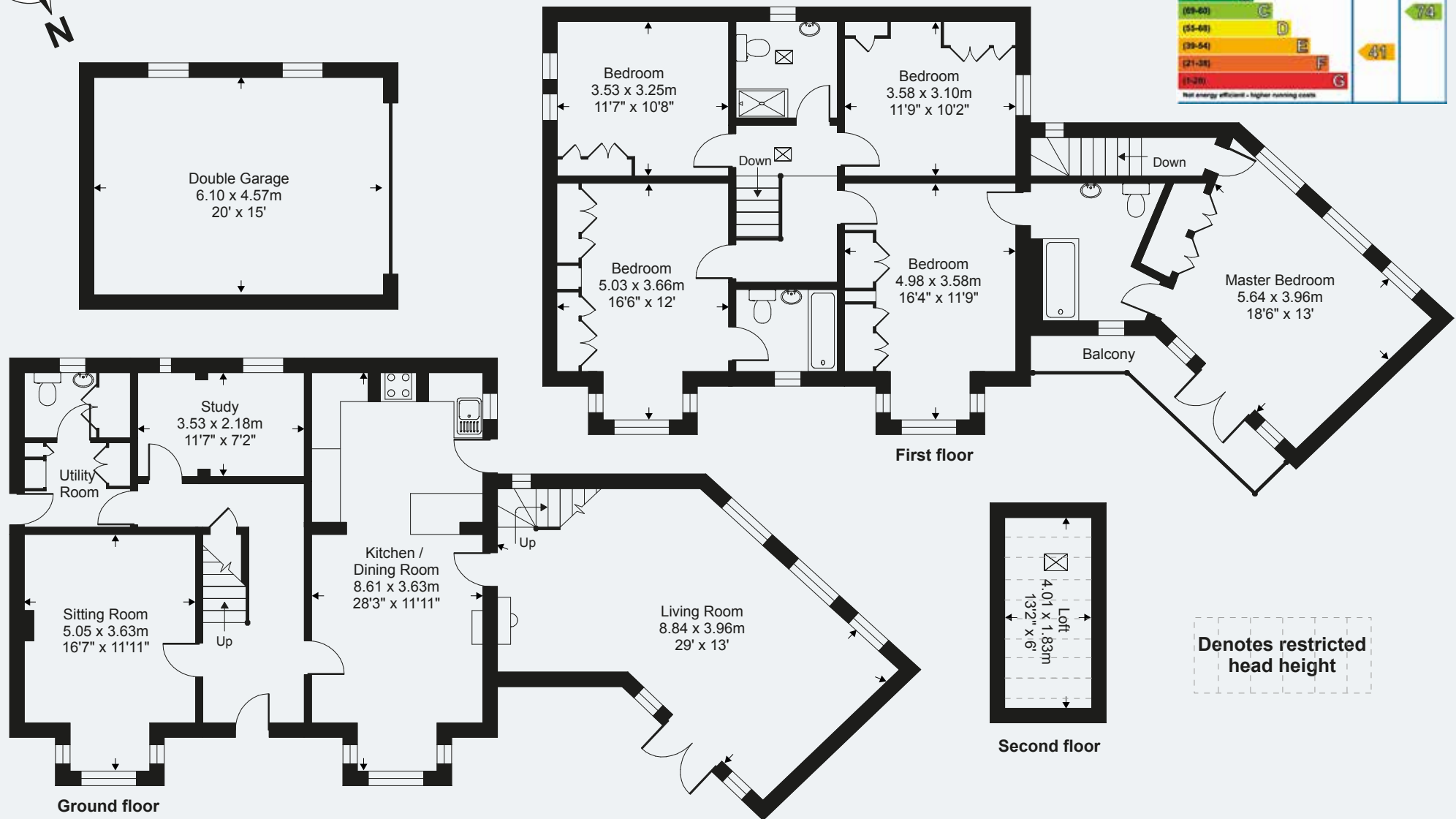


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Gross internal floor area (approx)  
205 sqm (2,206 sq ft)  
For Identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	74
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	41
(1-20)	G	
Not energy efficient - higher running costs		
Current	Potential	



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