

# Cherry Cottage

Nr Mylor, Cornwall



Jackson-Stops  
& Staff



People **Property** Places



An attractive versatile family home with well proportional accommodation and a fantastic internal finish.

Price £ 1,300,000

## • Features

- Entrance Hall
- Cloakroom
- Sitting Room
- Study
- Conservatory
- Kitchen/Breakfast Room
- Snug
- Inner Hallway
- Rear Lobby
- Dining Room
- Utility Room
- **Ground Floor Annex** with Sitting Room, Bedroom, Bathroom and Kitchen
- **First Floor**
- Master Suite with En-suite Shower Room & Dressing Room
- Two Further Bedrooms serviced by a Jack & Jill Shower Room
- Family Bathroom
- Studio/Office with En-suite Shower Room
- Landscape Gardens
- Integral Garage
- Further Garage with Covered Car Port
- Gated Entrance

## Distances

- Perranwell Station 2.9 miles
- Falmouth 3.9 miles
- Mylor Harbour 4.1 miles
- Truro 7 miles
- Newquay Airport 25.9 miles

(Distances approximately)

## The Property

Set adjacent to the Enys Estate amidst attractive countryside, the property enjoys a peaceful setting. The current owners have carried out a large schedule of works to the property during the past five years which includes the erection of a new entrance porch, a new zoned and programmable central heating system with traditional column radiators, a conservatory with an automatic venting system. There is a significant amount of new internal joinery which includes bookcases to the study and sitting room created in a sympathetic Georgian style. The property has also benefitted from a complete electrical and plumbing upgrade with a full replacement, during the last five years, of all the carpets, ceramic flooring and wooden floors. Elsewhere a bespoke CK designed kitchen, complete with granite work surfaces and a reconditioned cream Aga, has been fitted. A new dining room has been created with a feature fireplace and a working laundry/butler's pantry/utility room behind. The sitting room is triple aspect and enjoys an attractive stone fireplace with an inset 'Chesneys' wood burning stove. There are also wood burning stoves in the conservatory and snug. Finally on the ground floor there is an annex with a sitting room, well fitted kitchen, bathroom and bedroom.

On the first floor a landing leads to all the bedrooms. The master suite, with a well-appointed dressing room, also includes a fitted shower room with its own mega flow tank. Bedroom 2 and 3 are connected by a Jack & Jill shower room. The first floor is completed by a family bathroom which enjoys an Albion resin roll top bath. From the rear hallway a further staircase leads up to the studio/office. This space could be converted (subject to building regulations) into a further two bedrooms. Presently it is used as an office/sitting room. It also has an en-suite shower room.







## The Location

Formerly part of the breathtaking Enys Estate, Cherry Cottage lies in a very special part of South Cornwall, near the creekside village of Mylor Bridge, between the Cathedral city of Truro and the colourful harbour town of Falmouth. This is one of the prime locations in Cornwall. The journey from the private, tranquil gardens of Cherry Cottage to the schools, shops, theatre and mainline station at Truro is only an eight mile drive, with the yacht marinas at Falmouth and Mylor Yacht Harbour within just four miles.

The charming creekside village of Mylor Bridge is 2 miles away and is home to a lively community supported by a primary school, public house, playing field, boatyard, butcher, newsagent, and village store.

Mylor Yacht Harbour has been the subject of huge improvement over recent years and now represents probably the finest facility for boating and yachting enthusiasts in Cornwall. Deep water moorings and a large marina include a yacht and sailing club, sailing schools, chandlery, rigging shop, and a number of cafes/restaurants.

A few miles to the south, the port of Falmouth is home to the world's third largest natural harbour and the sailing waters of the Carrick Roads; whilst about ten miles to the north, the Cathedral city of Truro provides state and private schooling with a large range of shops including a mainline rail link to London Paddington. On the north coast, Newquay Airport offers regular flights to London and many other UK and European destinations.



## Outside

The property is approached through a gated drive (with remote facilities) which leads on to spacious parking for a number of vehicles at the front. There is an integral garage and a further detached garage with store behind and car port to the front. There are two greenhouses, a summer house, a potting shed, gardener's W.C and a wood store. Directly to the rear is a slate flagged terrace that extends around to the outside of the conservatory. The gardens are landscaped into four distinct areas, Mediterranean, a vegetable garden, a formal garden and woodland. There is a huge variety of mature trees and shrubs including olive, mimosa, rhododendrons, azaleas, oak and ash trees and of course the cherry tree from which the property derives its name.





## Property Information

**Postcode:** TR10 9BA

**Council Tax Band:** G

**Services:** Mains water and electricity. Private drainage (septic tank). Oil-fired central heating and LPG heating.

**Fixtures and fittings:** Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

**Local Authority:** Cornwall Council, Truro, TR1 3AY Telephone 0300 1234100

**Viewing:** By appointment with Jackson-Stops & Staff's Truro office: 01872 261160

## Directions

From Truro proceeding towards Falmouth on the main A39, after passing the Norway inn on your right hand side, take the second turning on the left for Mylor Bridge. Then take the first turning on the right and the second on the left, just before the main entrance to the Enys Estate and Gardens. Follow the road down the hill and Cherry Cottage is on the left hand side.



A member of



## Important Notice

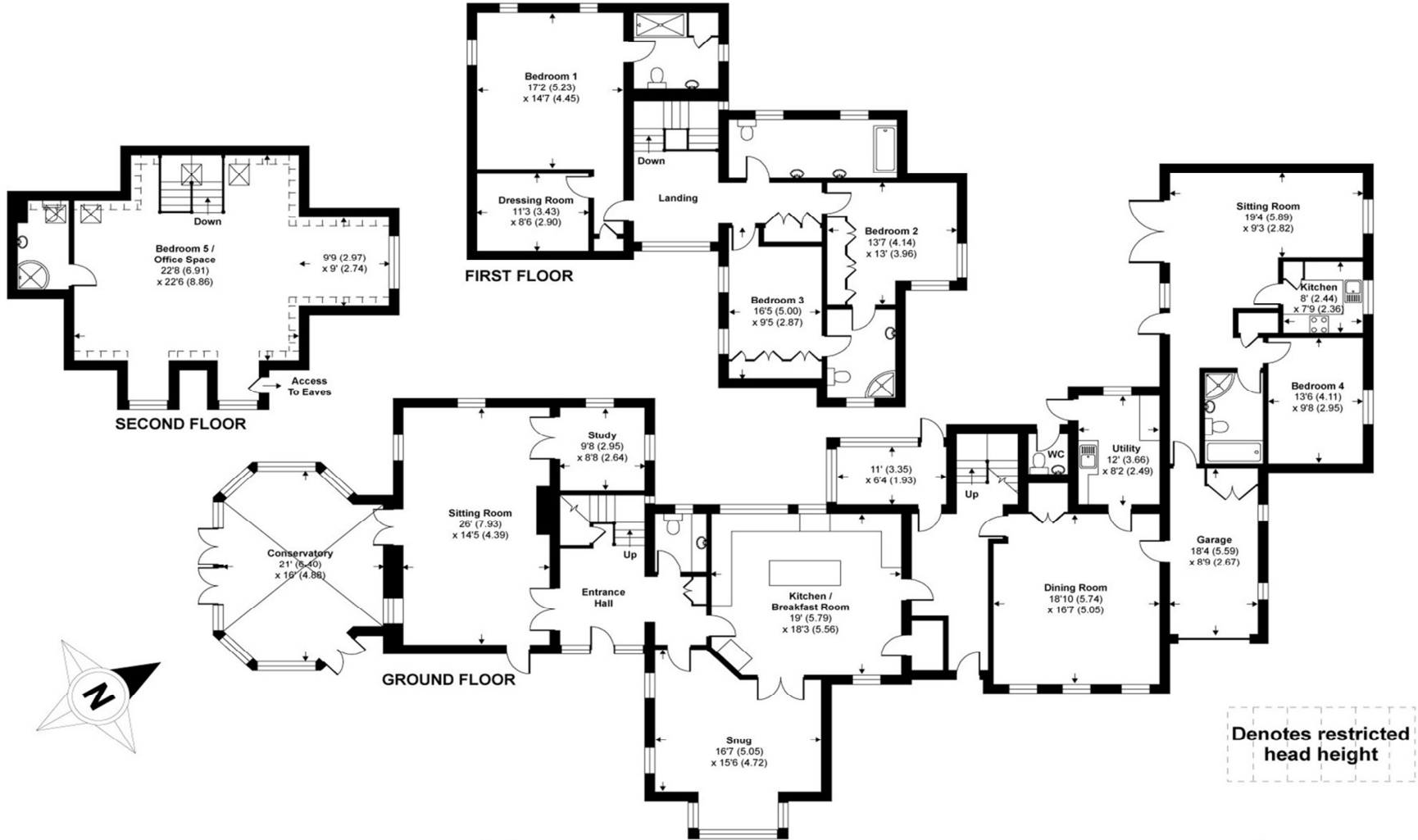
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# Cherry Cottage, Enys Hill, Penryn, Truro

APPROX. GROSS INTERNAL FLOOR AREA 4892 SQ FT 454.4 SQ METRES (INCLUDES GARAGE & EXCLUDES WC)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
100-110	A		
80-100	B		
65-80	C		69
50-65	D		
35-50	E		61
20-35	F		
1-20	G		

Mid-range efficient, higher saving cost  
 England, Scotland & Wales  
 EU Directive 2002/91/EC



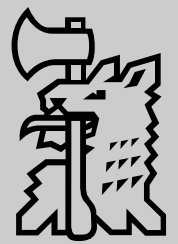




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