



STAGS

Angarrack

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Wayfield Road, Mylor Churchtown, Falmouth,

Falmouth 5 Miles, Truro 9 Miles

- No Onward Chain
- Coastal Views
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Four Bedrooms
- Two Bathrooms
- Double Garage

Guide price £875,000

SITUATION

Mylor Churchtown is an extremely highly regarded coastal village situated at the mouth of Mylor Creek, approximately five miles north of Falmouth.

Mylor Harbour, a short walk from the property, boasts excellent facilities for sailing enthusiasts including a marina, chandlery and workshops. Local sailing clubs include Mylor, Restronguet, Flushing, St Mawes and Falmouth.

Mylor Bridge lies at the head of Mylor Creek with Penryn and Falmouth to the south and Restronguet to the north. The renowned day sailing waters of the Fal Estuary and Carrick Roads are within striking distance.

The village offers a good range of local facilities including general stores, newsagent, post office, doctors' surgery and The Lemon Arms. More extensive amenities are available within 5 miles in the historic port and harbour town of Falmouth. The vibrant Cathedral City of Truro 9 miles distant forms the banking, retailing, administrative and cultural centre of Cornwall together with the county's



An unique opportunity to purchase a detached bungalow close to Mylor marina, an ultimate haven for sailing enthusiasts.





leading educational facilities. From Falmouth there is a local rail service linking to the mainline connection at Truro to London Paddington. On the north coast is Newquay Airport with daily scheduled flights to both domestic and international destinations.

This location at Mylor Churchtown offers a rare, unique opportunity to purchase the ultimate haven for all sailing enthusiasts.

DESCRIPTION

Angarrack is a well presented detached bungalow sitting centrally within generous mature gardens boasting magnificent marina and coastal views.

The property has a welcoming entrance hall, formal dining room with archway leading into the spacious triple aspect sitting room with patio doors leading to the rear garden and large picture windows enjoying those marina and coastal views.

The kitchen/breakfast room has a walk in pantry and separate utility room. There are four bedrooms, the master having an en-suite bathroom. The family bathroom and integral garage store area complete the accommodation.

OUTSIDE

The property is approached over a shared private lane into the driveway with parking for several vehicles. There is a double garage and large covered boat/storage/workshop area. The lawn gardens encompass the bungalow and are well screened with mature hedging, profusely stocked borders and palms.

VIEWINGS

Strictly by prior appointment with Stags' Truro office 01872 264488.

SERVICES

Mains electric, water and drainage.

DIRECTIONS

From Mylor Bridge village follow the signs for Mylor Harbour turning left into Wayfield Road. Angarrack will be found on the main road to the harbour on the left hand side opposite the Church and war memorial.



These particulars are a guide only and should not be relied upon for any purpose.



Stags

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Energy Efficiency Rating		
	Current	Potential
30-40 (A)		
20-30 (B)		
10-20 (C)		
5-10 (D)		
0-5 (E)		
0-5 (F)		
0-5 (G)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

