

TREHANAS
RESTRONGUET PASSAGE, MYLOR

JONATHAN

CUNLIFFE



Trehanas, Restronguet Passage, Mylor TR11 5ST

Remarkable 4-bedroom home perched above Restonguet Creek, masterfully reimagined with exquisite contemporary interiors and elevated water views.

- Idyllic setting above Restonguet Creek
- 4 bedrooms (2 with ensuite)
- Open-plan kitchen, dining room and utility
- 2 fabulous reception rooms
- Recently renovated to the highest standard
- Private terraces and grounds
- EPC F
- 1971 sqft







SETTING THE SCENE

Situated literally a stone's throw from the famous 13th century Pandora Inn on the banks of the Fal Estuary, Trehanas lies in the waterside hamlet of Restronguet Passage and is one of very few detached houses.

Near the thriving village of Mylor Bridge, home to a village stores, post office, doctors' surgery, primary school, butcher, fishmongers and the Lemon Arms Inn.

The superb Mylor Yacht Harbour is a short drive (or sail!) away boasting excellent facilities including a yacht marina, sailing clubs and restaurants. The port and university town of Falmouth is just to the south and Truro City has a mainline rail connection to London Paddington including overnight 'sleeper' service.

STEP OUTSIDE

The house is perched in an idyllic setting, with just a handful of other properties that lie off Restronguet Hill and look out on the creek below.

Beautiful sun-soaked terraces and gardens extend to the front of the house, creating a series of spectacular spaces for alfresco dining whilst admiring the river views. The clever addition of contemporary glazing to the main house embraces this alfresco way of life, allowing the kitchen to flow out and seamlessly connect to the grounds - perfect when entertaining family and friends!

Elsewhere, mature trees and dense herbaceous borders provide privacy by creating a natural, verdant boundary.



HISTORY

Back in the 1800's when Devoran was one of the busiest ports in Britain, Restronguet Passage was an important shipping channel and many of the elegant houses and charming cottages here were built for the marine pilots responsible for navigating the ships in and out of port. Today this area is part of a designated AONB - Area of Outstanding Natural Beauty.

SERVICES

Mains water and electricity, private drainage and oil fired central heating.



DISTANCES (All distances approximate)

Mylor Village - 0.5 mile, Mylor Yacht Harbour - 2 miles, Flushing - 3 miles, Falmouth - 5 miles, Truro - 9 miles

THE TOUR

This beautifully executed four-bedroom home, a little under 2,000 sq ft, has been creatively reimagined and occupies a wonderful, elevated position above Restronguet Creek.

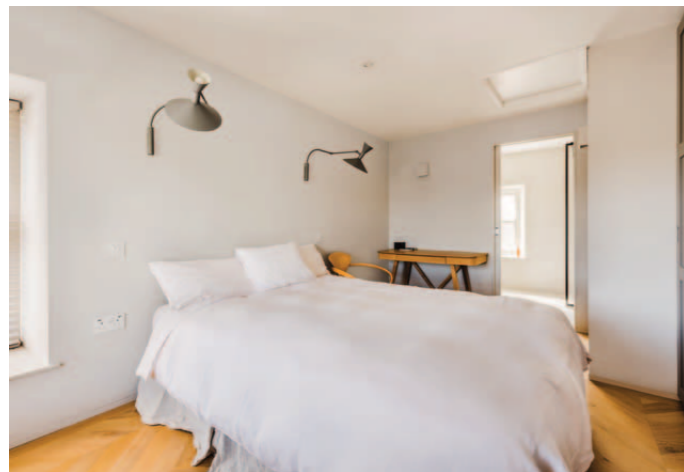
Recently renovated to an exceptional standard, Trehanas comprises of a series of contemporary living spaces that employ a tactile, pared-back material palette and calming colour scheme to establish a textured but minimalist aesthetic. The exquisite combination of fine materials, quality of light and accomplished spatial design are melded by a high level of craftsmanship throughout, resulting in warm, open spaces, that harbour an atmosphere of calm. The real focal point, however, is the combination of impressive bay windows and beautiful contemporary glazing that bathe the interiors with natural light and perfectly frame unrivalled views out to the creek, just a stone's throw below.

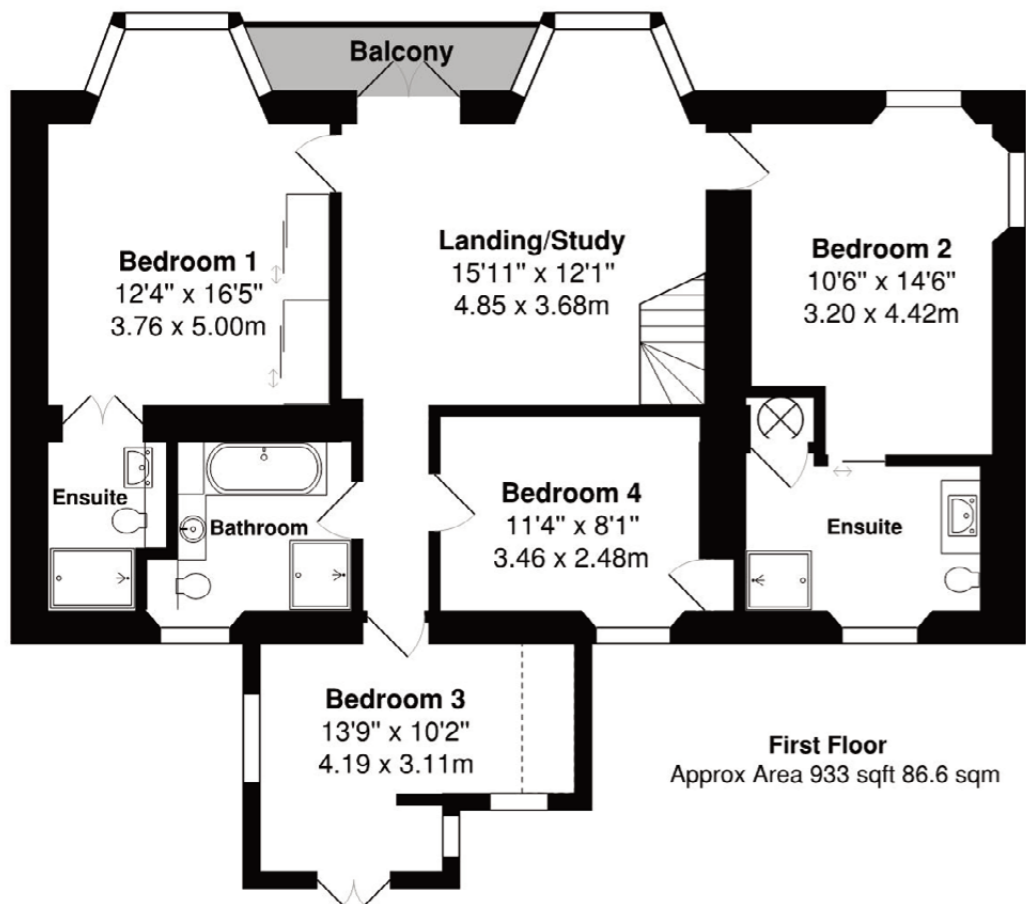
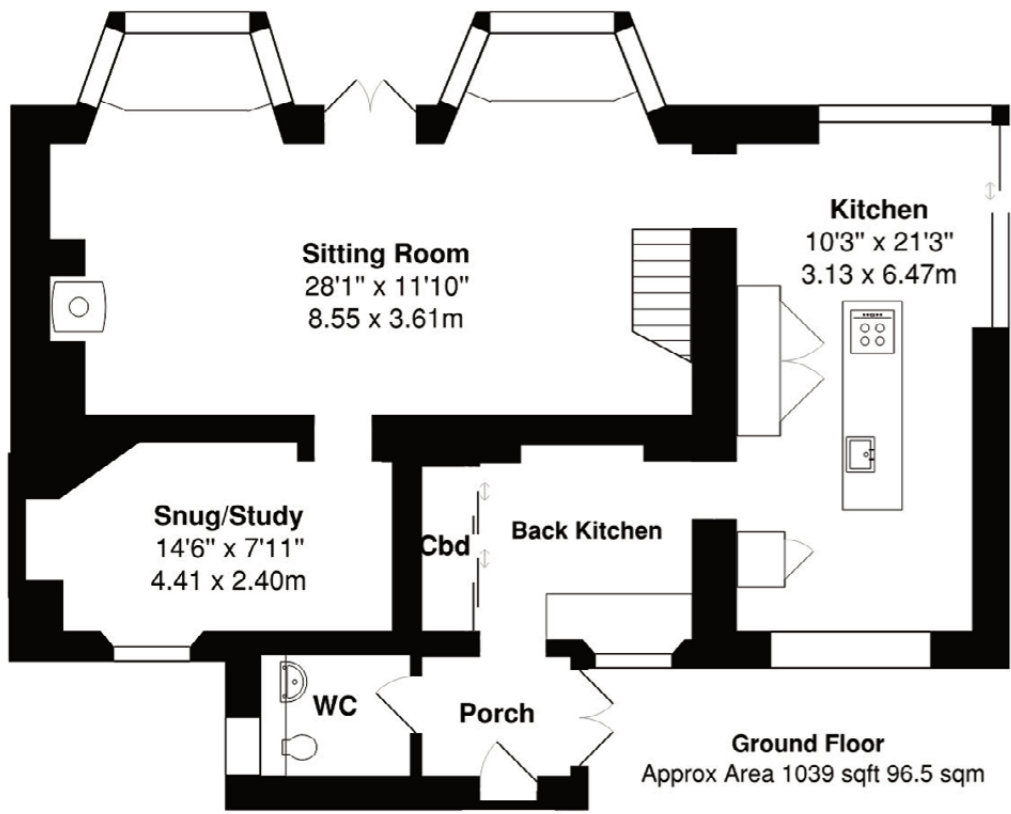
WHAT3WORDS LOCATION

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COUNCIL TAX BAND

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TREHANAS RESTRONGUET HILL MYLOR BRIDGE TR11 5ST
TOTAL APPROX. FLOOR AREA 1971 sqft (183.1 sqm)
(excluding Balcony)

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		



ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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jonathancunliffe.co.uk