



**HALWYN**  
MYLOR, FALMOUTH, CORNWALL

**JACKSON-STOPS** 

# A SUBSTANTIAL, GEORGIAN, GRADE II LISTED GENTLEMAN'S RESIDENCE SET ON THE WATERSIDE WITH WONDERFUL CREEK VIEWS.

Summary accommodation: 4 Bedrooms, 2 Reception Rooms, 2 Bathrooms, 12 Acres, Paddocks, Pond, Woodland, Courtyard of 4 stone barns with a stone midden and wooden frame barn.

## PRICE ON APPLICATION



## HALWYN MYLOR, FALMOUTH, CORNWALL, TR11 5SU

This is a once in a lifetime opportunity to acquire an exclusive, substantial, Georgian, waterside gentleman's residence, Grade 2 Listed, which will be treasured by many future generations of the family. The property has only once in its history been on the market.

The house, with many period features, has wonderful views in a completely private and tranquil location in an Area of Outstanding Natural Beauty. The 12 acres (measurements to be verified) of grounds which provide a large water frontage with mooring to the delightful Restronguet Creek includes a pond, paddocks, woodland and a courtyard of stone barns.

## LOCAL AUTHORITY

Cornwall Council, Truro, TR1 3AY  
Telephone 0300 1234100

## 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.

## TAX BAND

H

## VIEWINGS

By appointment with Jackson-Stops  
Truro Office 01872 261160

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

TRURO

01872 261160

truro@jackson-stops.co.uk

jackson-stops.co.uk



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910