

Coastal living at its best



# MYLOR GARDENS

MYLOR BRIDGE, FALMOUTH  
CORNWALL



*A fresh approach to your retirement*





## WELCOME TO MYLOR GARDENS

Perfectly situated on the edge of the village of Mylor Bridge, Mylor Gardens has the benefit of being within walking distance of all amenities as well as open westerly views and set in mature landscaped surroundings. This Blue Cedar Homes development has been specially designed to make the most of this superb location for the over 55s to enjoy.

There are nine spacious detached homes arranged around a central landscaped garden which features a communal summerhouse and seating for all to enjoy. Each home has its own private rear garden, a good sized garage and an additional parking space.

The combination of this location, generous layout and high quality specification make Mylor Gardens the perfect place to have a fresh approach for an active and happy retirement.



# DISCOVER MYLOR

The picturesque village of Mylor Bridge lies at the head of Mylor Creek, a short way from the Carrick Roads on the River Fal estuary, one of the most well-known natural harbours in England.



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Having the best of coast and country right on its doorstep, Mylor Bridge boasts a well-connected and well-served community.

As a place to retire the village offers plenty of activities, including a yacht club at Mylor; a bowling club, stunning beaches and walks along the coastal footpath, all within an Area of Outstanding Natural Beauty.

The village has a strong sense of community, with good local pubs, restaurants, a Post Office, newsagents, grocery store, fishmonger and butcher.



## BEST FOR THE GREAT ESCAPE

The Cornwall Peninsula, or Kernow, is a rugged county of sea cliffs, glorious sandy beaches and picturesque fishing villages. It remains one of the most popular destinations in the UK for both holidays and for retirement.

Mylor Bridge, on the south east coast of the county, is far less rugged and presents a more gentle and sheltered landscape. At the head of Mylor Creek, a short distance from the Carrick Roads and the River Fal estuary, it is hard to imagine a more perfect location.

The impressive cathedral city of Truro, less than 10 miles away, and the vibrant port of Falmouth, only five miles away, provide a wide variety of high quality shops, restaurants, cafes, cinemas and a theatre.

Nearby there are many other notable landmarks including the Eden Project at St Austell, the historic port at Charleston with its Georgian character, the famous Lost Gardens of Heligan and Pendenis Castle at Falmouth.





  
**THE SUNDAY TIMES**

The appeal of Mylor Bridge is well recognised, having been featured by the Sunday Times as one of Britain's best villages and given the title of 'Best for the great escape' in 2015.



Cogos Park

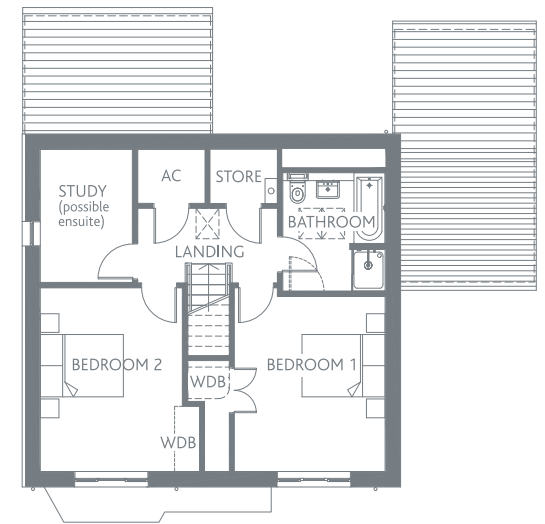
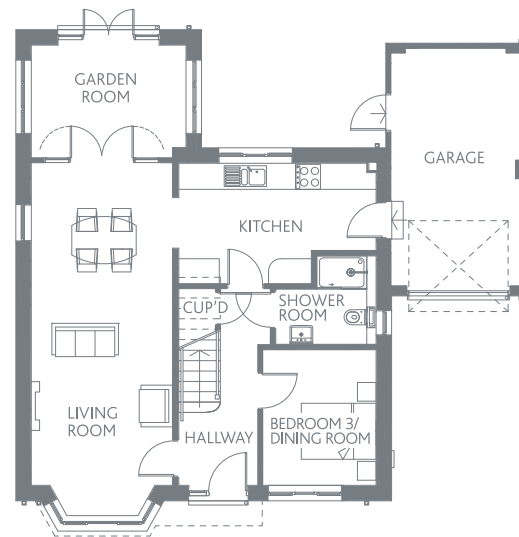
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The development layout is for guidance purposes only and is not to scale. Trees, shrubs and landscaping are indicative only and may alter during construction.





Computer generated image



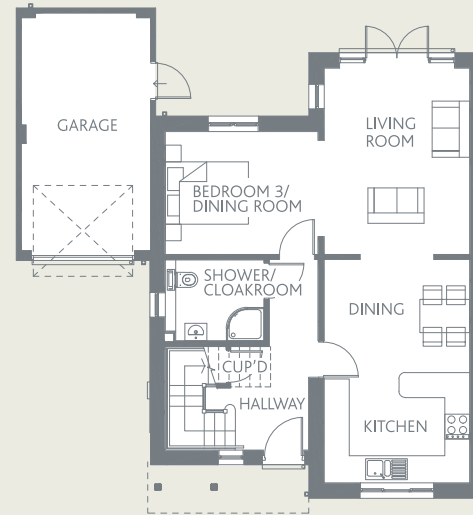
## PLOT 1, THE BEECH

### GROUND FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
LIVING	3.40 x 7.76	11'2" x 25'5"
KITCHEN	2.90 x 4.74	9'6" x 15'7"
BEDROOM 3/DINING	2.73 x 3.26	8'11" x 10'8"
GARDEN ROOM	2.71 x 3.72	8'11" x 12'3"

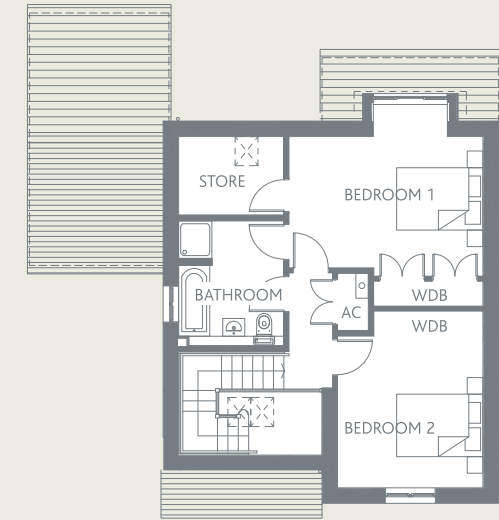
### FIRST FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
BEDROOM 1	3.63 x 4.21	11'11" x 13'10"
BEDROOM 2	3.42 x 4.42	11'3" x 14'6"
STUDY	2.22 x 3.20	7'3" x 10'6"



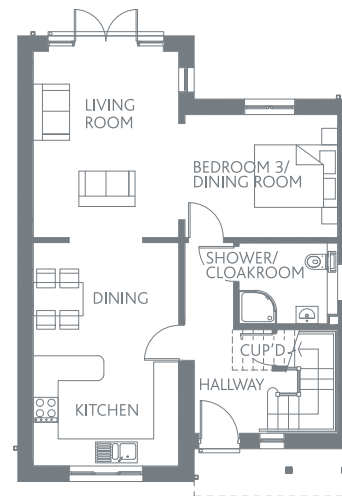
### GROUND FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
KITCHEN/DINING	3.50 x 5.37	11'6" x 17'7"
LIVING	3.50 x 4.48	11'6" x 14'8"
BEDROOM 3/DINING	2.96 x 3.67	9'8" x 12'0"



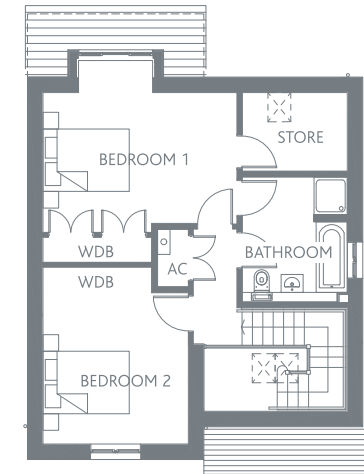
### FIRST FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
BEDROOM 1	4.08 x 4.67	13'5" x 15'4"
BEDROOM 2	3.50 x 4.25	11'6" x 13'11"
STORE	1.89 x 2.53	6'2" x 8'3"



### GROUND FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
KITCHEN/DINING	3.50 x 5.37	11'6" x 17'7"
LIVING	3.50 x 4.48	11'6" x 14'8"
BEDROOM 3/DINING	2.96 x 3.67	9'8" x 12'0"

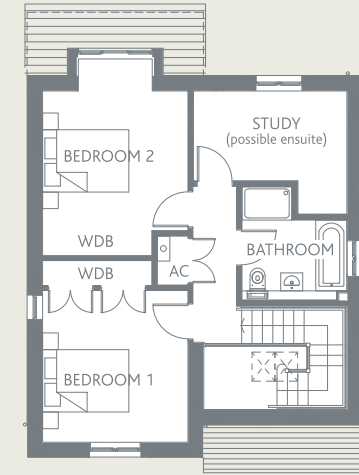
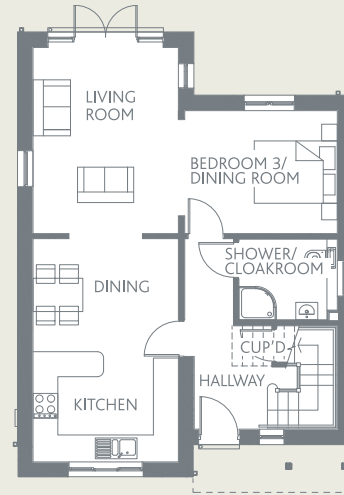


### FIRST FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
BEDROOM 1	4.08 x 4.67	13'5" x 15'4"
BEDROOM 2	3.50 x 4.25	11'6" x 13'11"
STORE	1.89 x 2.53	6'2" x 8'3"

## PLOT 2, THE ASH

## PLOT 3, THE ASH



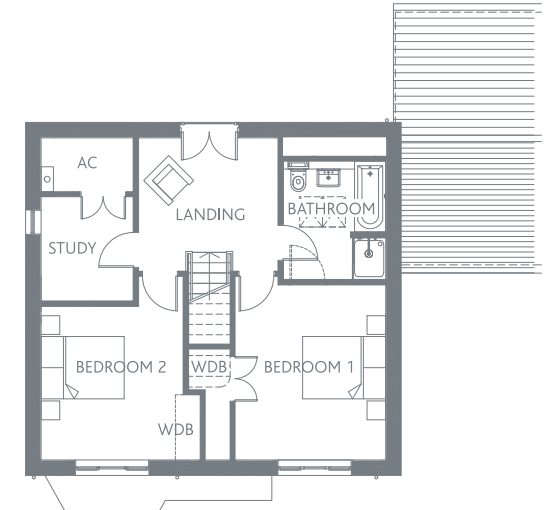
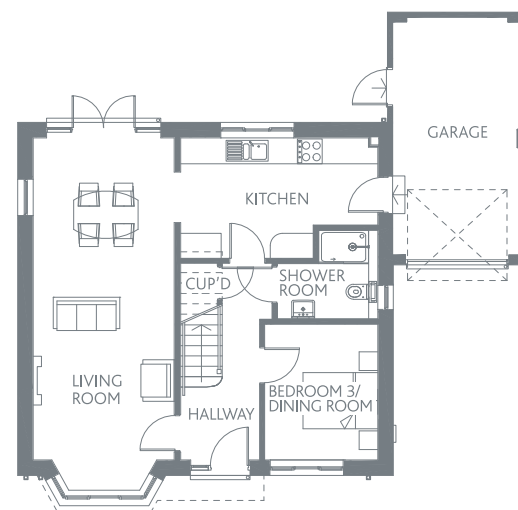
## PLOT 4, THE ASH

### GROUND FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
KITCHEN/DINING	3.50 x 5.37	11'6" x 17'7"
LIVING	3.50 x 4.48	11'6" x 14'8"
BEDROOM 3/DINING	2.96 x 3.67	9'8" x 12'0"

### FIRST FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
BEDROOM 1	3.50 x 4.37	11'6" x 14'4"
BEDROOM 2	3.50 x 3.96	11'6" x 13'0"
STUDY	2.16 x 3.69	7'1" x 12'1"



## PLOT 5, THE BEECH

### GROUND FLOOR

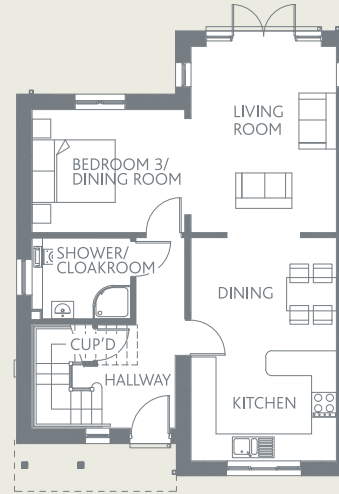
ROOM	METRIC (metres)	IMPERIAL (feet/inches)
LIVING	3.40 x 7.74	11'2" x 25'5"
KITCHEN	2.90 x 4.74	9'6" x 15'7"
BEDROOM 3/DINING	2.73 x 3.26	8'11" x 10'8"

### FIRST FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
BEDROOM 1	3.63 x 4.21	11'11" x 13'10"
BEDROOM 2	3.42 x 3.69	11'3" x 12'1"
STUDY	2.22 x 2.51	7'3" x 8'3"

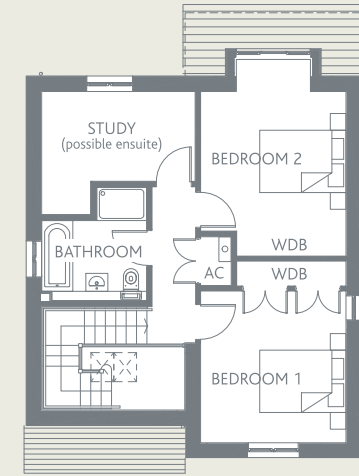


## PLOT 6, THE ASH



### GROUND FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
KITCHEN/DINING	3.50 x 5.37	11'6" x 17'7"
LIVING	3.50 x 4.48	11'6" x 14'8"
BEDROOM 3/DINING	2.96 x 3.67	9'8" x 12'0"

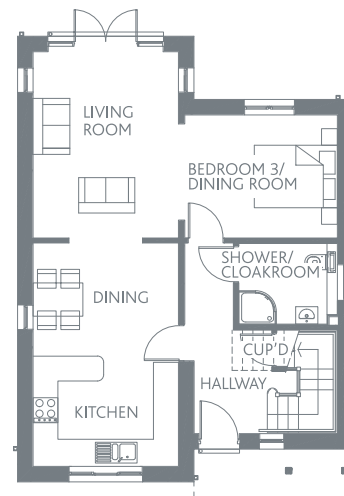


### FIRST FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
BEDROOM 1	3.50 x 4.37	11'6" x 14'4"
BEDROOM 2	3.50 x 3.96	11'6" x 13'0"
STUDY	2.16 x 3.69	7'1" x 12'1"

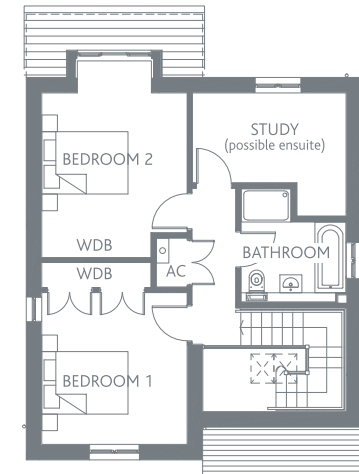


## PLOT 7, THE ASH



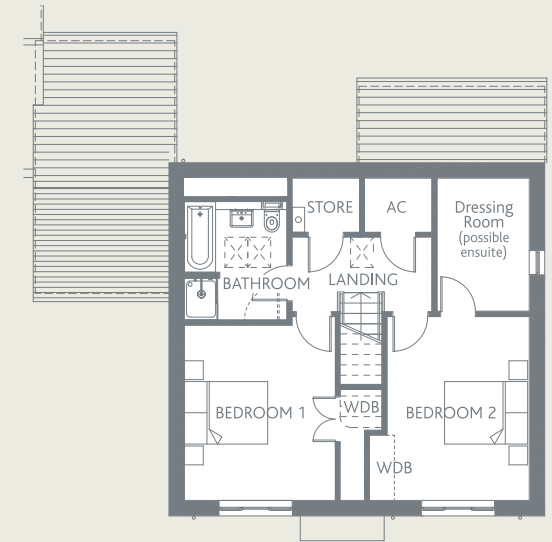
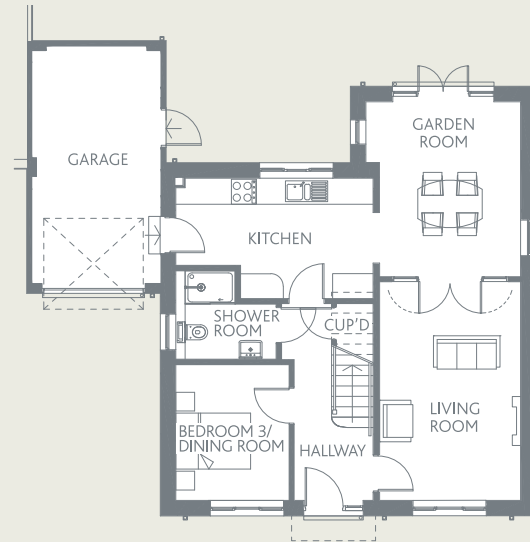
### GROUND FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
KITCHEN/DINING	3.50 x 5.37	11'6" x 17'7"
LIVING	3.50 x 4.48	11'6" x 14'8"
BEDROOM 3/DINING	2.96 x 3.67	9'8" x 12'0"



### FIRST FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
BEDROOM 1	3.50 x 4.37	11'6" x 14'4"
BEDROOM 2	3.50 x 3.96	11'6" x 13'0"
STUDY	2.16 x 3.69	7'1" x 12'1"



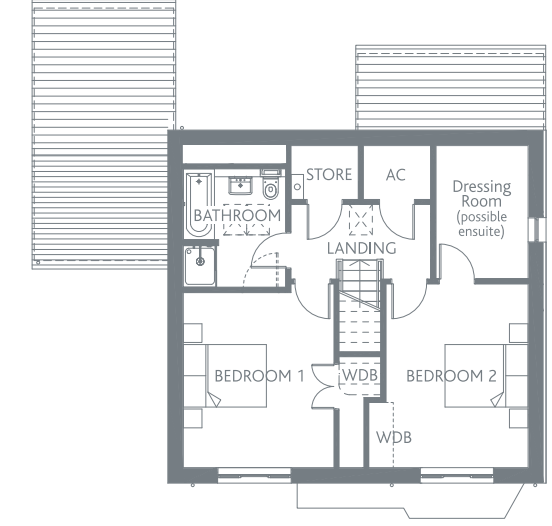
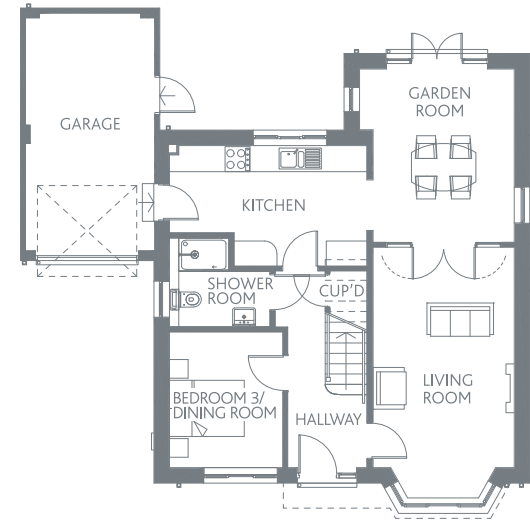
**GROUND FLOOR**

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
LIVING	3.39 x 5.30	11'2" x 17'5"
GARDEN ROOM	3.72 x 4.17	12'3" x 13'8"
KITCHEN	2.90 x 4.74	9'6" x 15'7"
BEDROOM 3/DINING	2.73 x 3.26	8'11" x 10'8"

**FIRST FLOOR**

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
BEDROOM 1	3.63 x 4.21	11'11" x 13'10"
BEDROOM 2	3.42 x 4.42	11'3" x 14'6"
DRESSING ROOM	2.22 x 3.20	7'3" x 10'6"

PLOT 8, THE BEECH



**GROUND FLOOR**

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
LIVING	3.39 x 5.30	11'2" x 17'5"
GARDEN ROOM	3.72 x 4.17	12'3" x 13'8"
KITCHEN	2.90 x 4.74	9'6" x 15'7"
BEDROOM 3/DINING	2.73 x 3.26	8'11" x 10'8"

**FIRST FLOOR**

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
BEDROOM 1	3.63 x 4.21	11'11" x 13'10"
BEDROOM 2	3.42 x 4.42	11'3" x 14'6"
DRESSING ROOM	2.22 x 3.20	7'3" x 10'6"

PLOT 9, THE BEECH

A man and a woman are sitting on a wooden bench in a lush garden. The man is wearing a blue polo shirt and jeans, and the woman is wearing a blue patterned top and jeans. They are both looking towards the right, where the woman is pointing. The garden is filled with various plants, including tall grasses and orange flowers. In the background, there are large trees and a grassy area. The scene is bright and sunny.

## DESIGNED AROUND YOU

Blue Cedar Homes have created a range of specialist new homes for the active retired. Our small scale bespoke developments of detached homes are set around a landscaped communal garden with a summerhouse. They are designed to reflect the changing needs when downsizing, with a flexible ground floor layout that can be easily adapted to add a bedroom and ensuite bathroom ensuring it is a “home for life”.

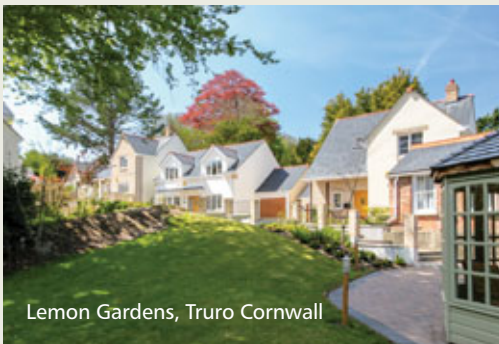
Each freehold home is generously proportioned with its own private garden, extra wide garage and parking space. We aim to build light and airy homes that focus on space and style, be energy efficient, warm and easy to maintain. Gas central heating, sun rooms and high levels of insulation help achieve this. There may be fewer bedrooms than other “new-build” homes but generous room sizes are a greater priority for our owners.



All Blue Cedar Homes' properties carry a 10-year NHBC 'Buildmark' warranty.



Warren Gardens, Bristol



Lemon Gardens, Truro Cornwall



Cedar Gardens, Taunton Somerset



## ABOUT US

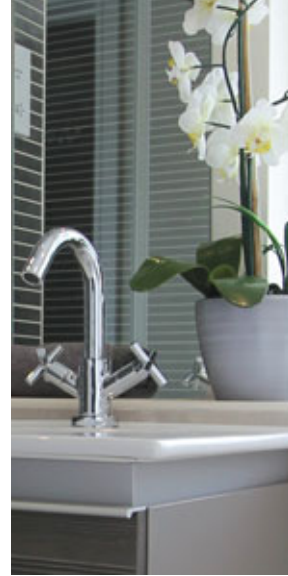
Blue Cedar Homes concentrate exclusively on building age exclusive new homes. We only build a limited number of bespoke homes each year from our offices in Exeter and Bristol. Our team of professionals build homes that people want to live in; in places people desire to live.

### MAKING THE MOVE EASIER

If the prospect of moving home is daunting, Blue Cedar Homes has a dedicated professional to provide a helping hand with a friendly and personal touch. We aim to support many of our homeowners to a stress free move and to help them settle in to their new community.

“We believe in giving all our projects great attention to detail and taking care of our customers is a priority – their good word is our future.”

Nick Hole, Managing Director



## SPECIFICATION

### KITCHENS

- Hand finished kitchens in smooth cream and shaker style doors
- Neff stainless steel single oven with retractable door and touch controls
- Neff ceramic hob with bevelled glass and granite splash back
- Neff stainless steel microwave oven and quartz grill
- Glass and stainless steel canopy extractor hood
- Neff integrated fridge freezer, washer/dryer and dishwasher
- Granite worktops and upstands\*
- Stainless steel undermount sink
- Chrome monobloc mixer tap

- Energy efficient LED recess downlighters
- Engineered oak flooring
- Soft closing drawers and doors

### BATHROOMS

- Duravit WC with detachable soft close seat (easy clean) with concealed cistern
- Duravit wash hand basin with Vado Elements taps
- Keuco deep corner basket to shower enclosure
- Porcelanosa floor and wall tiling with brushed steel trim\*
- Electric chrome towel rail with timer
- Concealed thermostatic shower valve (Vado Elements)

- Glass shower screen
- Fitted mirror
- Energy efficient LED recess downlighters
- Shaver point
- Vanity unit
- Shower with riser rail and flexible hose (first floor)
- Bath filler with pop-up waste
- Fixed shower head with separate wand shower (ground floor)
- Low level shower tray and screen

### ELECTRICAL SYSTEMS

- Ample power sockets throughout
- Digital terrestrial/satellite wiring to TV points in living room, dining room and master bedroom

- USB sockets fitted in master bedroom and kitchen
- Telephone outlet sockets in entrance hall, living/dining room and master bedroom (telephone line to be ordered by purchaser)
- Pre-wired for future installation of a stair lift
- Low energy light fittings throughout
- Chrome switch and socket plates in kitchen
- Multi-grid appliance switches in kitchen
- Mains operated smoke and carbon monoxide alarms
- External light to front door
- External lights to the rear
- Doorbell
- Remote controlled electric garage door



## HEATING, INSULATION AND ENERGY EFFICIENCY

- 'A' rated gas fired condensing boiler
- Contemporary styled radiators
- Sure Stop mains water stop switch
- Thermostatic radiator valves
- High levels of insulation to walls and ceiling
- Double glazed uPVC windows throughout
- Velux windows (some electrically operated with rain sensor)

## GENERAL

- Feature coving on ground floor
- Vicaima fine oak timber veneered internal doors
- Stainless steel door furniture and hinges
- Bespoke satin white painted timber skirting and architrave
- Solid oak handrail to stairs with feature newel post
- Shelves to linen cupboard
- Engineered oak flooring to entrance hall

- Fully fitted 80/20 wool carpet\* to living room and bedrooms with quality underlay
- Individually metered electricity, gas and water supply
- Internal walls painted Jasmine White\*
- Oak front door with multi point locking system
- Fitted wardrobes to master bedroom
- Ample storage
- Outside tap
- Veneered oak window sill to ground floor rooms
- Plumbing and electricity in attached garages

## EXTERNAL AREAS

- Internal roadways and pathways surfaced in feature paviers
- Soft landscaping scheme designed by specialist landscape architect
- Communal garden area incorporating seating and a summerhouse
- Fully turfed gardens
- Private rear gardens and patio areas for each property

\* Choice of colours and types requires an early commitment. This is provided for guidance only, with possible variation between individual plots.



## TIME TO RELAX

Mylor Gardens will provide a beautiful stress free environment where you can relax and enjoy spending time without having to worry about the maintenance and upkeep of your new home and its surroundings.

Blue Cedar Homes have appointed an Estate Manager, employed by Blue Cedar Homes Management Company, to take care of the development. He is responsible for providing the following tasks, all covered within the annual service charge:

[Gardening](#) • [Window Cleaning](#) • [External Redecoration](#)  
[Waste Management](#) • [Gutter Clearing](#) • [Estate Maintenance](#)

He can also look after your property while you spend time away, giving you peace of mind whilst on holiday or visiting family or friends.

"I feel like I am permanently on holiday.  
A feeling reinforced by looking out of the window  
to see someone else mowing the lawns!"

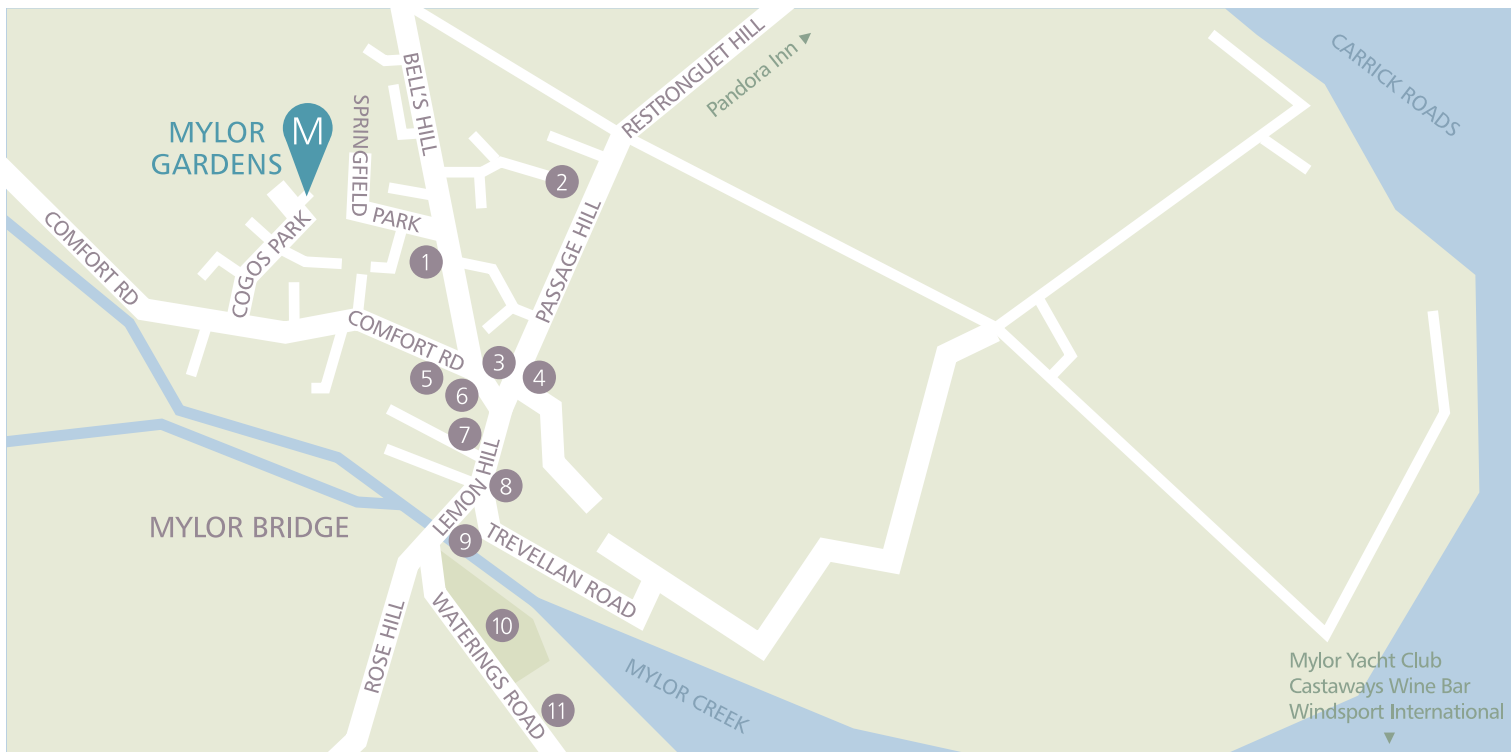
Mrs T, Cedar Gardens, Taunton



## WELL CONNECTED

The village of Mylor Bridge is eight miles from Truro, with its mainline railway station, and five miles from Falmouth. Penryn railway station, three miles away, has regular connections to Truro.

Cornwall Airport Newquay is just 20 miles away with regular flights to London airports as well as Manchester, Birmingham, the Isles of Scilly, Glasgow, Dublin, Alicante and Frankfurt.



### LOCAL AMENITIES

1. ALL SAINTS CHURCH
2. BOWLING CLUB
3. HAIRDRESSER
4. NEWSAGENT
5. PRIMARY SCHOOL
6. METHODIST CHURCH
7. THE LEMON ARMS PUB
8. MYLOR STORES
9. VILLAGE BUTCHERS & FISH MONGER
10. PARK
11. TENNIS COURT

Maps are not to scale

"The longer we live in  
our new home, the more  
we appreciate how well  
thought out the design is."

Mr & Mrs F, Warren Gardens, Long Ashton



# MYLOR GARDENS

1-9 Mylor Gardens  
Mylor Bridge  
Falmouth  
Cornwall  
TR11 5FZ

Temporary postcode for the  
purposes of SatNav: TR11 5SF



**PLEASE NOTE:**

These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability and final specification. Mylor Gardens is a marketing name and may not necessarily form part of the approved postal address. The dimensions are intended for guidance only and may vary. Maps are not to scale. Travel times and distances quoted are approximate only. Purchasers are advised to contact the marketing team to ascertain the availability of any particular property.

For more information or details of our other  
projects, please visit:

[www.bluecedarhomes.co.uk](http://www.bluecedarhomes.co.uk)