



The Old Customs Post, 42 Coventry Road, Flushing

O.I.E.O. £500,000 Freehold

Fantastic opportunity to purchase a property of local historical importance. So much character, recently updated and beautifully presented three bedroom cottage in the heart of the village. Just 100 yards from the waterside, with a lovely 45' long enclosed and level, west facing rear garden. Off-road parking for 3 vehicles!

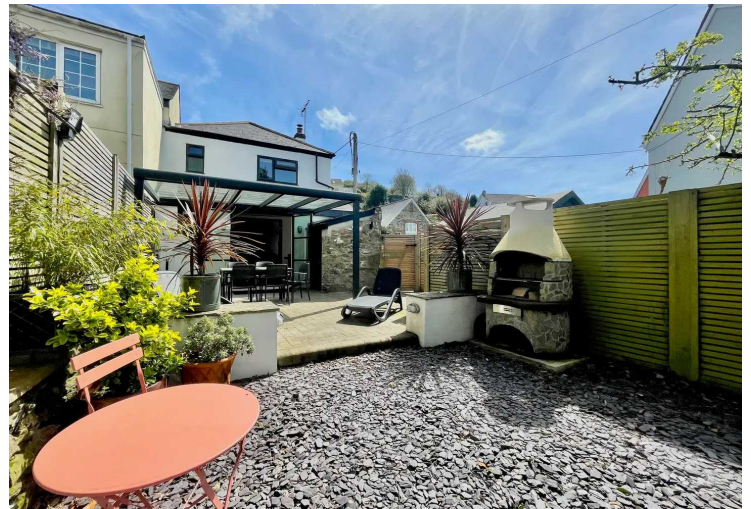


THE PROPERTY

The Old Customs Post, is a gem of a property. The house was built in around 1780 and is in the Flushing style with red brick window surrounds. This is a Dutch influence (Dutch workers are credited with having built the village) and named it after their home of "Vlissingen". The grey stone is 'Mylor slate'. As the name would suggest it was once the Customs Post and where the school is opposite would have been the port. So much character inside and out, including two musket slots which have been recently double-glazed and have deep, solid oak window-sills either side of the kitchen window. Many years ago muskets would have been pointing out at would-be pirates. Over the last year many updates have taken place with no expense spared. New windows, heating system, shower room, glass veranda over the rear patio and electric car charge point are just a few updates! Inside there is a lovely kitchen to the front of the cottage, a gorgeous living room at the rear that leads through to a sunny dining area. Upstairs there are three bedrooms plus a stylish shower room. Outside there is plenty of parking which can be accessed via front and rear and the garden is just lovely for evening alfresco dining. One of our favourite properties and internal viewing highly recommended.

THE LOCATION

This appealing opportunity is so convenient for accessing all that Flushing has to offer with the primary school, shop, two pubs, waterside and slipway all just a few moments' walk away. Flushing is a popular and highly desirable waterside village, a short year round foot ferry ride across the harbour from Falmouth. The village has an active local community and good everyday facilities such as a primary school, church, two pubs, a general store as well as a quayside restaurant. Flushing, with its public slipway, is ideally placed for access to Falmouth harbour, the Carrick Roads and all tributaries of the River Fal, providing arguably some of the finest sailing waters available. There are a number of local sailing clubs and a gig rowing club whilst Mylor harbour is about a mile and a half away and provides excellent facilities including a marina with pontoon and swinging moorings, chandlers and a full range of marine services. The village is a sociable and inclusive place, popular with those residing permanently and also loved by those requiring a home for holidays. Flushing Arts group has a varied calendar of events and workshops whilst the annual village pantomime provides opportunities for amateur dramatics and fun! The cathedral City of Truro is approximately 11 miles away and provides an excellent range of shopping and schooling facilities together with a mainline rail link to London Paddington.



- Property of local historical importance
- Recently updated
- 100 yards from slipway & water
- Three bedroom cottage
- Off-road parking for many vehicles
- South-West garden
- Beautifully presented
- Full of character

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

ENTRANCE PORCH

Upon going through the half-glazed UPVC front door you enter into an internal vestibule with new RCD Fuse box and a second door with glazed panels through to the open plan living space and pine panel door into the...

KITCHEN

The kitchen has a charming feel and full of quality and style. This spacious room has a stone feature wall and recess which could have possibly been used for a Cornish range and now home to an electric heater in the woodburner design. Base units are complimented with chunky wooden worktops and inset sink and drainer with extendable swan-neck tap. Fitted integral Bosch fridge/freezer and dishwasher. Bosch double electric oven with Bosch induction hob with extractor over. Quarry Slate flooring. Brushed chrome power points with USB charging. Electric woodburner. New double glazed windows to front. Hard wired TV point.

SITTING ROOM

14' 8" x 11' 3" (4.47m x 3.43m)

Lovely spacious room with new wood burning stove in a lovely stone fireplace. Under floor heated engineered oak floor. New double glazed window to one side of the fireplace and deep oak window sill and two extensive sets of floating book shelving in solid oak to the opposite side. Views through to the end of the garden in winter and inside-outside living in summer. Newly installed oak, open tread staircase with glass side panel to the first floor. Hard wired TV point. Step down into.....



DINING ROOM

Continuation of the under floor heated, engineered oak floor. Window to the side with deep, oak windowsill. UPVC double glazed black aluminium French doors to rear garden.

FIRST FLOOR

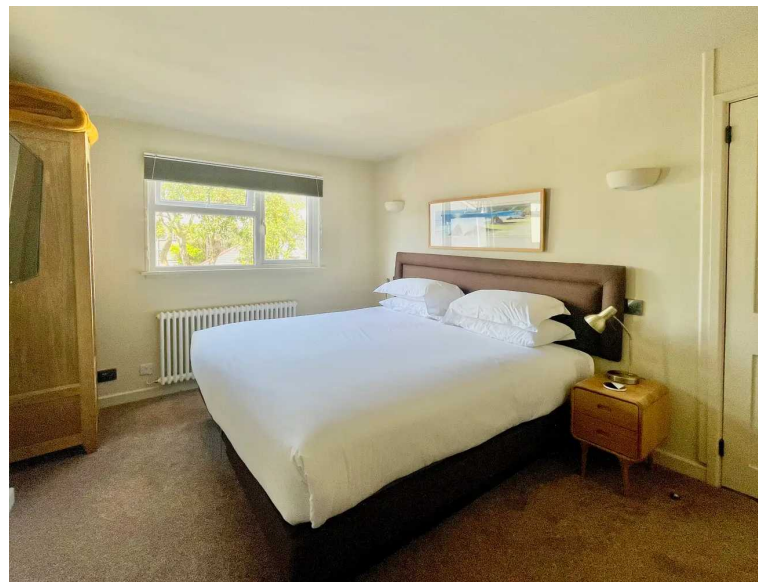
New open tread wooden staircase to....

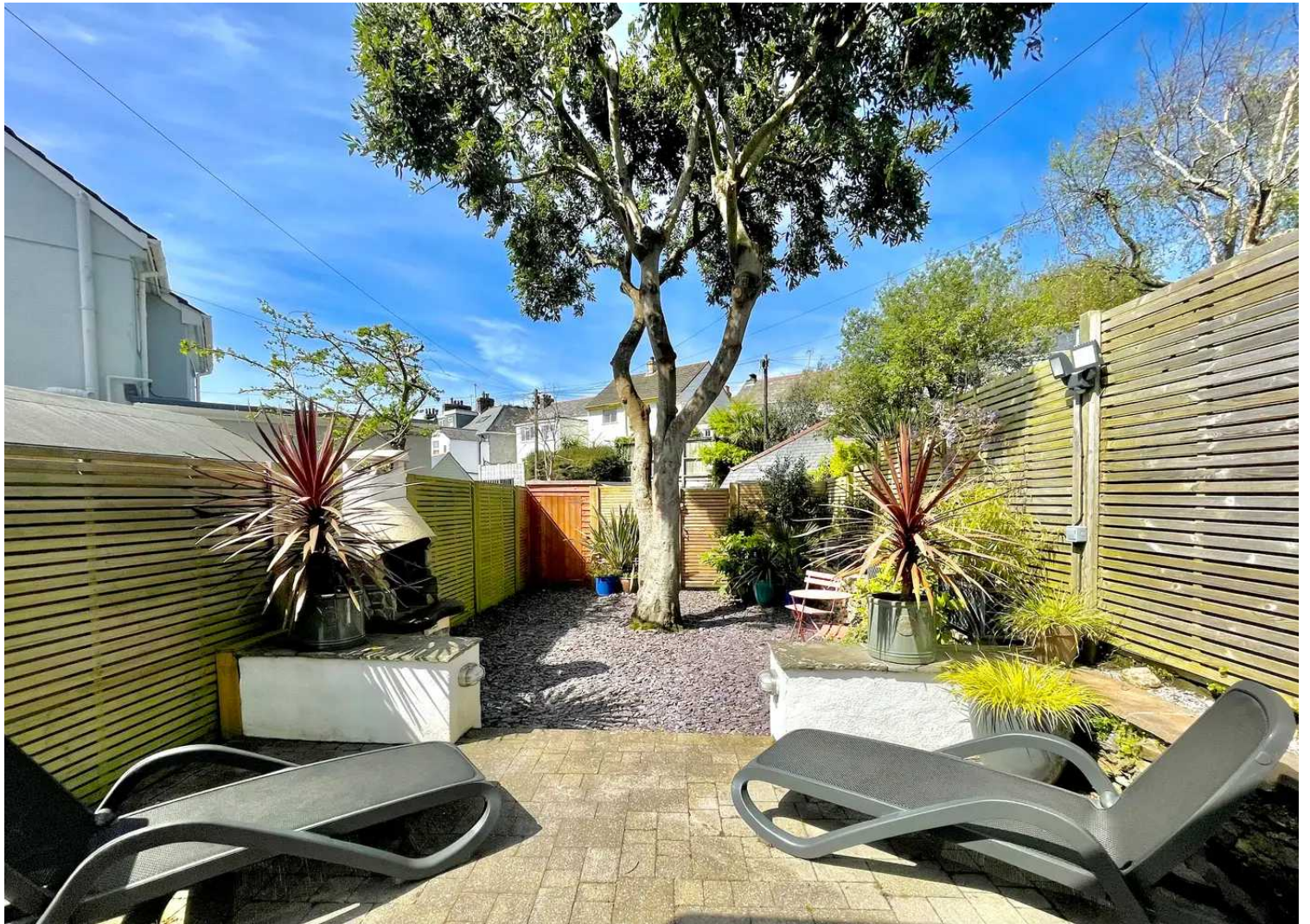
LANDING

Landing which leads to the three bedrooms and family shower room. Access to the loft (with pull-down ladder and boarded).

BEDROOM 1 12' 5" x 9' 4" (3.78m x 2.84m)

A good sized double. New double glazed sash window to the rear. School style electric radiator. Antique brass power points with USB charging. Digital room stat. Hard wired TV point.





BEDROOM 2 11' 10" x 8' 5" (3.61m x 2.57m)

A good sized double. New double glazed sash window to the front. School style electric radiator. Antique brass power points with USB charging. Digital room stat.

BEDROOM 3 9' 0" x 6' 2" (2.74m x 1.88m)

New double glazed window to front. School style radiator. Antique brass power points with USB charging. Digital room stat. Hard wired TV point.

SHOWER ROOM

All newly fitted in white comprising large walk-in shower cubicle with plumbed shower, WC, hand wash basin on vanity unit. Obscure double glazed window to rear. Chrome heated towel radiator.

REAR GARDEN

A lovely, enclosed Westerly facing garden with good sized covered paved terrace which can accommodate a patio table with dining space for many. A huge bay tree gives a canopy of shade to the grove like garden with new fencing all round. Outside lights. BBQ. Two outside storage sheds with power and light. Outside store with plumbing for washing machine and tumble dryer.

OUTSIDE & PARKING

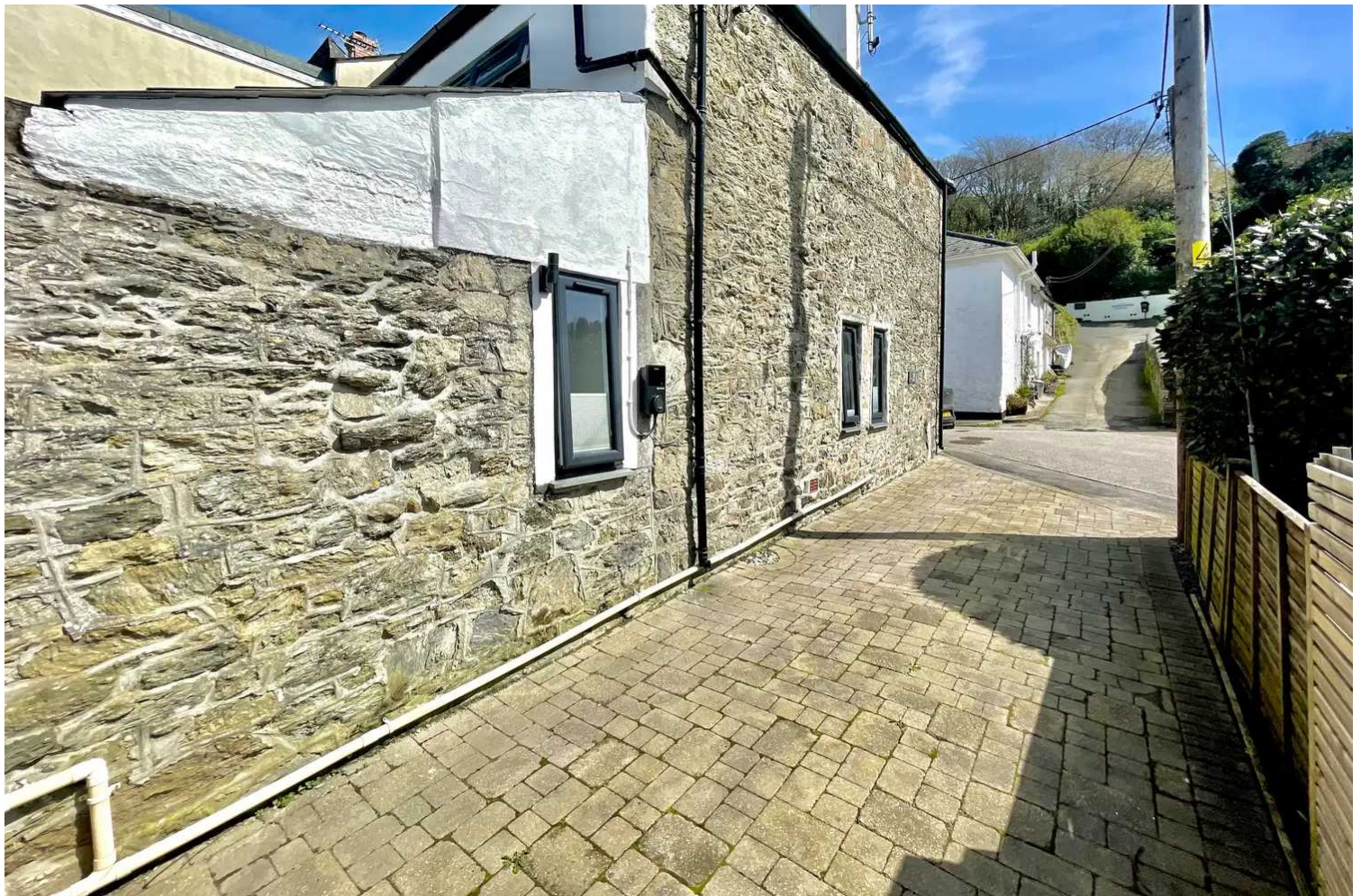
Off-road parking to both the side (with access from the front) and rear (with access via a lane at the rear). Electric car charging point (7.5kw) Outside shower point. Rear lane provides easy boat access to village slipway.

Tenure: Freehold

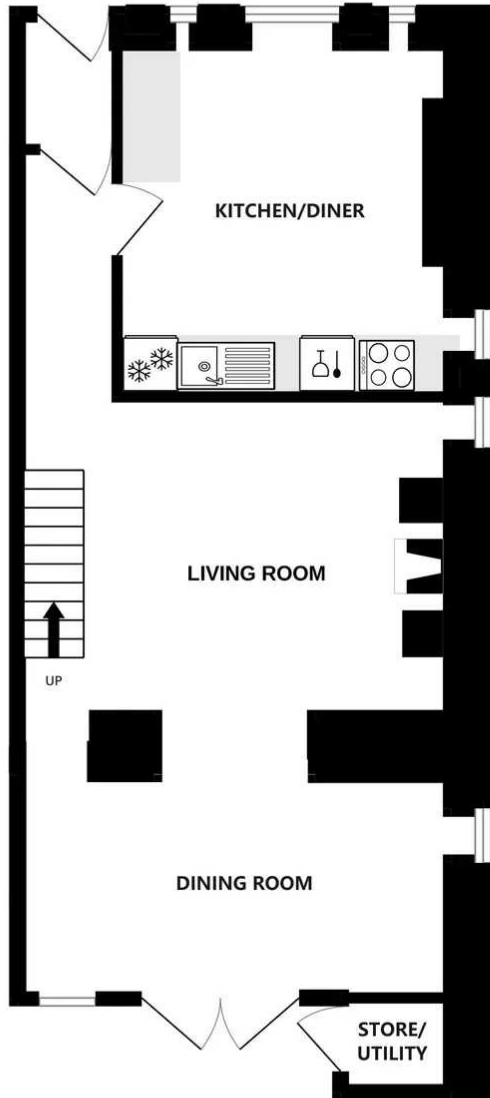
EPC Energy Efficiency Rating: F

Services: Mains electricity, water & drainage

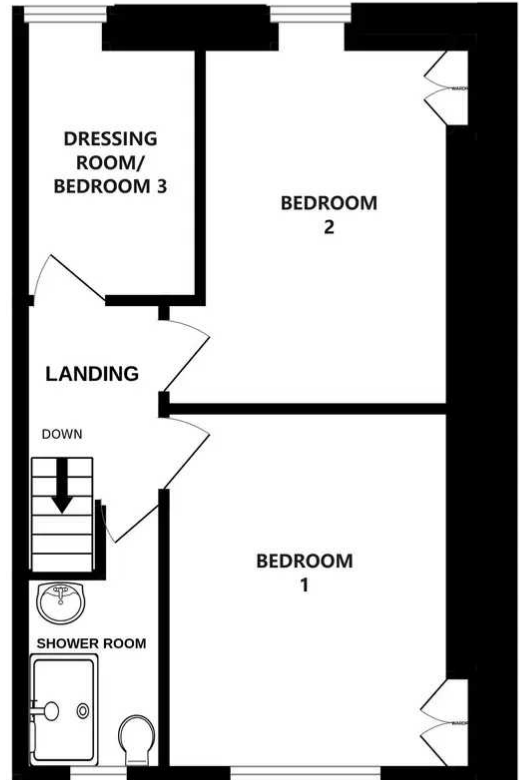
Council Tax: C



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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