



2 Clinton House, 31a Trefusis Road, Flushing

Guide Price £500,000



Heather & Lay
The local property experts

31a Trefusis Road

Flushing, Falmouth

- Enchanting early 18th Century house, requiring restoration
- A few paces from harbourside & with lovely water views
- Heart of much loved waterside village & community
- Flexible 3 storey accommodation
- 3/4 Bedrooms
- 1/2 Elegant reception rooms
- Large cellar
- Joyful walled courtyard garden, rising through harbour view terraces to a 160' wide wooded glade

THE LOCATION

2 Clinton House, number 31a Trefusis Road, lies in the heart of Flushing village, a few feet from the water's edge and within about 100 yards of the village shop and slipway. The Royal Standard is the excellent village local for food and ales, and The Waterside and Harbour House restaurants are within a couple of minutes on foot. Flushing is a popular and desirable village, a short year round foot ferry ride across the harbour from Falmouth. The village has an active local community and good everyday facilities including the great village store, a primary school and church. Those in the know make their weekly pilgrimage to The Food Barn at Tregew less than a mile away; it's a Saturday produce market, where over 20 stalls come together to offer scrumptious, sustainable produce. With its public slipway, Flushing 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 with boathouse. 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.





THE PROPERTY

This exquisite short terrace comprises three Grade II listed houses which are some of the earliest and finest to be found in Flushing. Likely to have been built in the early 18th century, during the reign of Queen Anne or George I, they would have fronted the harbourside, been lived in by the wealthy and probably by ships' captains. Numbers 31 and 31a Trefusis Road were formerly one property named Clinton House and are properly known today as Numbers 1 and 2 Clinton House respectively. Miss Mimi Lander bought both houses in 1962 and 1963, living in Number 1 from 1962 to 1978 and at Number 2 (31a) from 1978 to 2024, when she passed away. We are delighted to be selling this historic house with its delightful façade, three storeys of charming accommodation, plus cellar and lovely water views. Space inside is flexible for using to owners' requirements with up to four bedrooms on the first and second floors and living space on the ground floor. Here, there is a kitchen and elegant reception room with timber floorboards and three fine multipane shuttered sash windows flooding southerly light. There are harbour views from the first and more especially the top floor, with its two double bedrooms looking over the water to Falmouth. The middle floor is a delight, accessing the walled courtyard and garden beyond, whilst providing a superb further living room or impressive main bedroom, looking to the harbour via three deep multipane sash windows. This room interconnects with another harbour facing room ideal as a study, dressing room or comfortable bedroom. The two room cellar is reached via a hatch from the kitchen; a space that feels every bit its 300 years of age. Whilst the house exudes charm and authenticity, it requires updating, renovation and expenditure to meet modern expectations. The sheltered rear walled courtyard is charming with its slate flagstone floor and old slate roofed outhouse with WC. From here, steep steps wend their way up to three further areas of terrace and garden, gathering fantastic harbour and waterfront views en route before culminating at a natural grassy wooded glade, about 160' across, that blew us away with its peacefulness and mesmerising outlook.



ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Bay trees either side of a fine, wide granite stepped entrance with handrails up to panelled and multipane door to...

ENTRANCE

8' 0" x 6' 0" (2.44m x 1.83m)

Matwell, exposed timber boards, wooden panelled and with dado rail. Electric Consumer Unit and tripping switches. Electric meter. Panelled door to sitting/dining room and...

KITCHEN

13' 4" x 8' 2" (4.06m x 2.49m)

Multipane window and panel and glazed door to rear. Circular sink and drainer with cupboards beneath. Electric night storage heater. Hatch and steps down to the cellar.

SITTING & DINING ROOM

16' 8" x 13' 6" (5.08m x 4.11m)

A fine room with three twelve pane shuttered sash windows to the front with deep window seats. Blocked open fireplace. Exposed timber floorboards. Electric night storage heater. Entrance to...

STAIRWELL Built-in cupboard. Turning wooden steps with rail to...

FIRST FLOOR LANDING

Built-in cupboards. Multipane door to courtyard and garden.

Branching left to bathroom and bedroom four/study and right to....

SITTING ROOM/BEDROOM

16' 6" x 14' 0" (5.03m x 4.27m)

A superb room with three fine recessed twelve pane sash windows with seats and a view to the Harbour and towards Falmouth. Dado rail. Electric night storage heater. Interconnecting door to...





BEDROOM FOUR/STUDY

11' 4" x 8' 8" (3.45m x 2.64m)

Twelve pane sash window and pleasing water view into Falmouth Harbour towards the Greenbank Hotel and Quay. Cast iron fireplace with timber surround. Electric night storage heater.

BATHROOM

Window to rear. WC, corner hand basin and panel bath.

SECOND FLOOR

Turning staircase with two rear facing sixteen pane sash windows, up to.....

LANDING

Panel doors to two bedrooms.

BEDROOM ONE

19' 4" (5.89m) x 10' 8" (3.25m) reducing to 8' 4" (2.54m) Two rear and one side facing multipane window. Front multipaned window with superb harbour, waterfront and Falmouth view, from Trevisson and Penryn River, across the harbour to the Prince of Wales Pier and looking directly across to the Greenbank Hotel and Quay. Eave cupboards. Door to...

EN SUITE SHOWER ROOM & WC

WC, electric shower, hand basin. Access to loft. Airing cupboard housing the hot water tank.

BEDROOM TWO

15' 4" x 11' 10" (4.67m x 3.61m)

Twelve pane sash window to superb harbour, waterfront and Falmouth view, from Trevisson and Penryn River across the harbour and looking directly across to the Greenbank Hotel and Quay. Beamed ceiling. Built-in cupboard. Access to loft space.

CELLAR

Accessed via two hatches and steps from the kitchen. A spacious area with natural light gathered from front facing high level windows. Divided into two areas about 15' x 14' (4.57m x 4.27m) and 15' x 12' (4.57m x 3.66m). Power and light. Good head height.















OUTSIDE

WALLED COURTYARD - About 25' x 14' (7.62m x 4.27m), old walls, adorned with clematis, jasmine and roses. Slate flagstone floor and raised beds. Semi-circular marble seat. Granite steps down to rear kitchen door. Outside tap.

OUTBUILDING - Washroom and WC. Arched window and slate roof.

Steep steps wending up to...

LEVEL TWO - Glimpses to the harbour and Falmouth. Built-in seat. Borders of hebe, peiris and azalea. Stepped access up to...

LEVEL THREE - Grassed, private and sheltered with spectacular 180° water view. Turning slate steps with slate seat en route, up to the...

TOP GARDEN - A delightful, lightly wooded glade, about 160' (48.77m) long, overgrown and with glorious views overlooking the harbour to Penryn and Falmouth. Natural and full of wild flowers with sycamore trees and saplings. Elderly timber shed.

AGENT'S NOTE

1. The property is Grade II listed Entry Number 1310397, first listed 12th March 1986.
2. The climb up to the top garden requires good footwear and is undertaken at viewers' own risk.
3. There is a cobbled area at the front of the house that the previous owner has always used to park a car.

Council Tax band: E

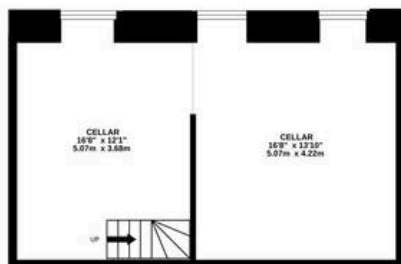
Tenure: Freehold

EPC Energy Efficiency Rating: F

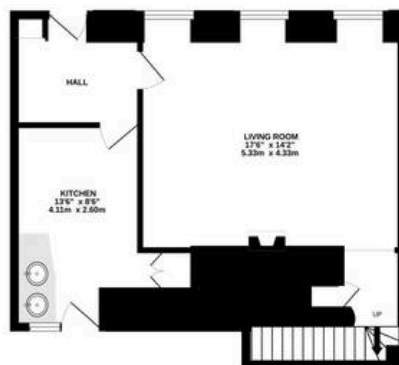
SERVICES Mains electricity, water & drainage



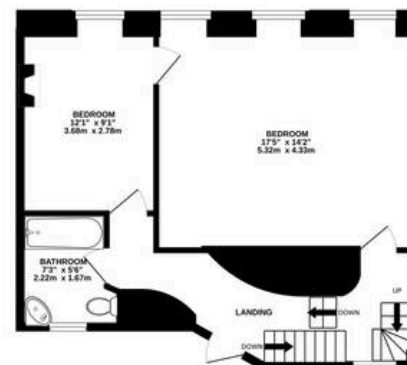
BASEMENT
408 sq.ft. (37.9 sq.m.) approx.



GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



2ND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1950 sq.ft. (181.1 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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