



ROHRS & ROWE

Rockside
32 Trefusis Road
Flushing
Nr Falmouth
TR11 5TZ

- Grade II Listed residence
- Recently renovated
- Direct river frontage
- Panoramic river views
- Generous sitting room
- Master bedroom & guest bedroom en suite
- 2 further bedrooms
- Open plan kitchen/dining/sitting area
- Wonderful staircase
- Study/office
- Utility room
- Broad water front terrace
- Private rear garden
- Detached garage
- Conservatory
- Ample parking for 3 plus cars
- Council Tax Band G



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A bright, modern dining and living area. In the foreground, a dark grey wooden coffee table sits on a light-colored wooden floor. To the right, a pink upholstered armchair with a patterned pillow is positioned next to a white radiator. A small wooden cart with books and a TV stand with a flat-screen TV and soundbar are also visible. In the background, a round wooden dining table with pink chairs is set up. Further back, a kitchen area with a white countertop and a patterned backsplash is visible. A large window on the right side of the room offers a view of a river and a town built on a hillside.

SPACIOUS GRADE II LISTED AND RECENTLY RENOVATED 4 BEDROOM RESIDENCE WITH DIRECT RIVER FRONTAGE, PARKING AND GARAGE.





PROPERTY

Rockside has recently undergone a very thorough and thoughtful renovation that has transformed the property into one of the most stylish residences in the heart of the idyllic waterside village of Flushing.

The house has a wonderful flow to it with the broad entrance hall creating a very welcoming first impression. The lovely reception room to one side has great charm and opposite is a beautiful ground floor bedroom suite; making this perfect for more elderly guests to enjoy. The main living area is on the first floor, running the full width of the building so as to provide the most spectacular views across the river to Falmouth and the harbour. Set to one side is a beautiful kitchen that flows past the island to the dining space then onto the relaxing seating area - all of which enjoy the most magical views. The top floor offers the main bedroom accommodation that is just so unique. The first bedroom features an amazing barrelled ceiling with a low window seat providing the most fabulous views. The middle room has a very cosy feel and is currently set out as a twin room with a stunning bathroom opposite. The last bedroom really has been designed with the river views in mind and benefits from a stylish en suite. Just off the landing area there is a very useful study space set away from any interruptions, with access to the side to the beautiful rear terrace. The garden has been thoroughly landscaped and now offers a wonderfully private place to relax and soak up the sun at the rear until the late evening. Across the road is a broad courtyard with access to the water front - perfect for those who sail or simply explore the river on a SUP. The space also benefits from planning permission to rebuild the garage to create a larger building with boat store as well as a water facing garden room.







FALMOUTH



MYLOR HARBOUR



TREFUSIS BEACH



FLUSHING

LOCATION

Flushing is a beautiful riverside village with its origins linked to Dutch builders, who were heavily involved with Falmouth's packet ship industry back in the 17th Century. The location is much sought after, as its location offers so many lifestyle opportunities for sailing and messing about in boats, as well as having a wonderful beach and lovely walks around Trefusis headland to Mylor Harbour and beyond. Falmouth is accessible via a passenger ferry from the pier, making a very pleasant trip across the water. Falmouth offers a host of unusual shops, restaurants and bars along with beautiful sandy beaches. There are a range of marinas in Falmouth and also just around the headland at Mylor which offers exceptional boating facilities. Truro is also within easy reach for all shopping and business needs.

DISTANCES

Trefusis Beach: 0.3 Miles • Falmouth: 5 Miles • Mylor Harbour: 2 Miles • St Mawes:16 Miles • Truro: Miles 10.5 Miles • Newquay Airport: 30 Miles





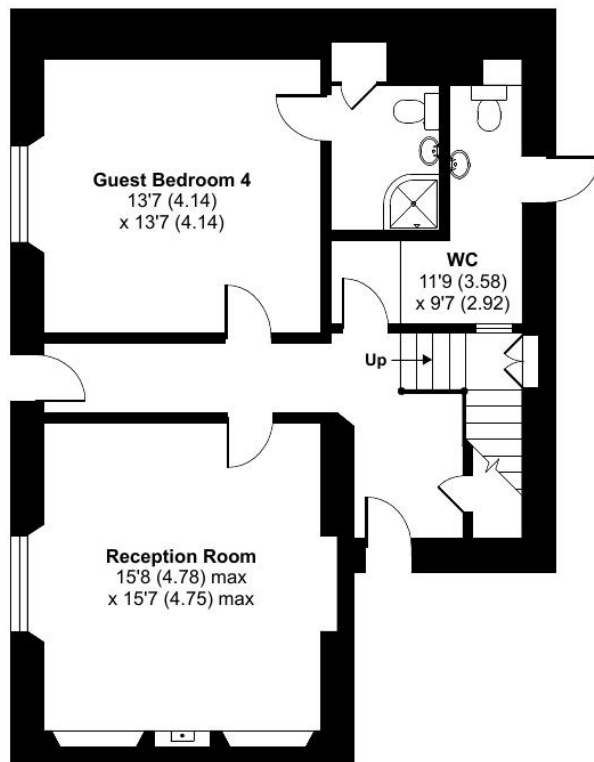
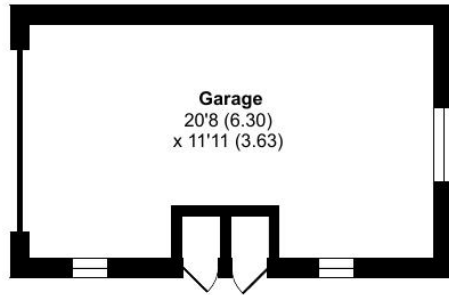
Trefusis Road, Flushing, Falmouth, TR11 5TZ

Approximate Area = 2249 sq ft / 208.9 sq m

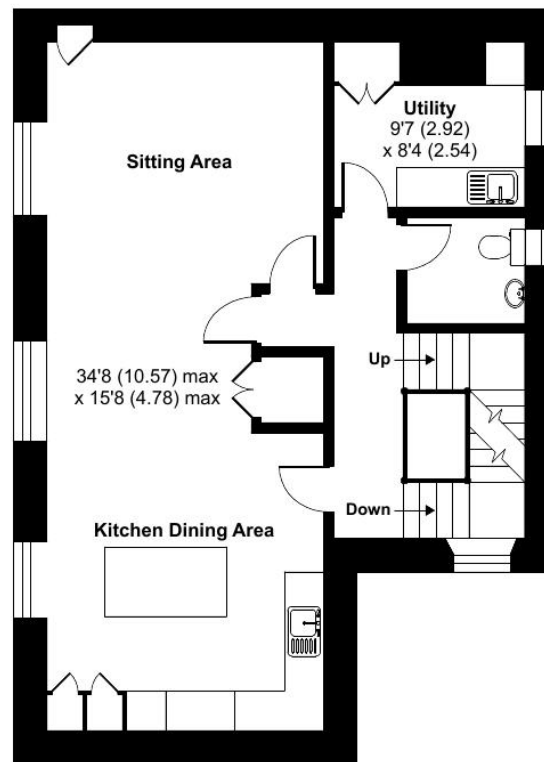
Garage = 248 sq ft / 23.1 sq m

Total = 2497 sq ft / 232 sq m

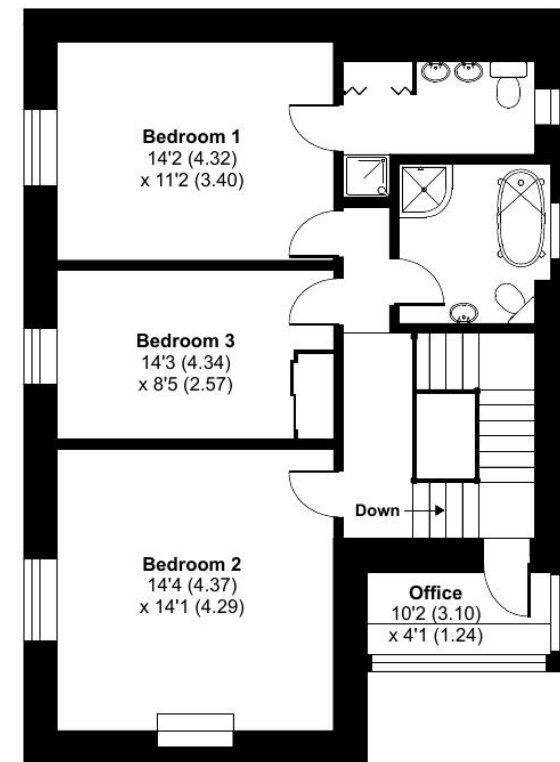
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Rohrs and Rowe. REF: 1053663



Services: Mains water, electricity & drainage. Electric heating

Directions: Travel in to Flushing and proceed past the Seven Stars inn and along past the quay. The property will be found about 100m on the left hand side.

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