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Tregew Road, Flushing

## Tregew Road, Flushing

Falmouth 4 miles | Gyllyngvase Beach 5 miles | Falmouth 10 miles  
| Truro 10 miles | Exeter M5 98 miles (Distances are approximate)

First appearances can be deceptive with this property, located on a popular road to the entrance to Flushing with access down to the harbour and Falmouth Boat Construction, with a short walk to the centre of the village, this home has three bedrooms, harbour views and a self-contained annexe/studio apartment.

Lounge | Annexe/Studio | Three bedrooms | Kitchen/Diner |  
Bathroom | Utility | Private garden with deck | Driveway parking |  
Garage

**Offers in Excess of £700,000**  
**Freehold**



## Property Introduction

The property is a large house with three bedrooms, the lounge and kitchen/diner enjoy views of the Penryn River and surrounding countryside, there is a bathroom and a separate utility/WC. To the outside there is a garage with a separate utility below, further parking and a self-contained studio annexe with its own private seating area! The property also features an ample private garden and a decked area. All this from what appears at the front to be a bungalow with a gated entrance and driveway.

Having been a family home and a successful holiday let with self-contained studio under, options are abundant with this property and an early viewing is strongly recommended.

## Location

The property is located at the entrance to the village with a short walk to the centre passing one of two Public Houses and a church en-route. Approaching the harbour, you will see the second Public House and well-stocked village store with a restaurant located on the quay. Running from the quay there is a regular boat ferry across to Falmouth.

Flushing also features a popular beach along with stunning coastal and woodland walks towards Mylor Harbour.

The nearby town of Falmouth is home to the Maritime Museum, Pendennis Castle and four beaches. The town centre provides a large selection of restaurants, cafes and Public Houses and many individual retail outlets alongside major chain stores. Falmouth is an area where many water-based activities can be enjoyed, such as boat trips, surfing, kayaking and fishing to name a few. In addition to the boat ferry which regularly runs from Flushing to Falmouth, there is also a regular bus service. In Falmouth, one will also find three railway branch stations for the train line to Truro.

### ACCOMMODATION COMPRISES

Double glazed door to:-

### HALLWAY

Storage cupboard, positive airflow system and wood flooring throughout. Glazed door leading to:-

### LOUNGE 13' 11" x 12' 4" (4.24m x 3.76m) maximum measurements

Featuring a dual-aspect with inset fireplace with wood-burner and hearth. Views of the Penryn River (clearer views in the winter) and the harbour. Radiator.

### BEDROOM ONE 12' 5" x 9' 11" (3.78m x 3.02m)

Double glazed window and radiator.

### BEDROOM TWO 14' 4" x 8' 6" (4.37m x 2.59m) maximum measurements

Double glazed window and radiator.

### BEDROOM THREE 9' 11" x 9' 0" (3.02m x 2.74m)

Double glazed window and radiator.

### KITCHEN/DINER

### KITCHEN AREA 11' 8" x 9' 0" (3.55m x 2.74m)

Double glazed window overlooking the Penryn River and surrounding countryside. Range of floor and wall mounted cupboards with



worktop over incorporating a stainless steel sink and drainer. Integrated oven and hob with stainless steel splash back and extractor hood above, tiled surround. Spaces for dishwasher and fridge, tiled flooring.

**DINING AREA 15' 2" x 9' 2" (4.62m x 2.79m) maximum measurements**

Two double glazed windows. Featuring an inset fireplace with wood burner, wood flooring and two radiators. Door to:-

**LEAN-TO/BOOT ROOM 17' 4" x 3' 0" (5.28m x 0.91m)**

Double glazed windows with a door at each end.

**BATHROOM**

Obscured double glazed window. P-shaped bath with shower over and shower screen, vanity wash hand basin with mirror and shelf

above, low level WC. Extractor fan. Tiling to walls, tiled flooring and heated towel rail.

**UTILITY 11' 8" x 8' 7" (3.55m x 2.61m)**

Window. WC and wall-hung wash hand basin. Floor-mounted oil combination boiler, worktop with storage cupboards below, spaces and plumbing for washing machine and tumble dryer. Door to:-

**GARAGE 35' 1" x 12' 5" (10.69m x 3.78m) max. measurements, irregular shape, plus 12' 3" x 7' 2" (3.76m x 2.20m)**

Sliding double double doors to the front. Ideal as a storage space and with power and light connected. Plus further unmeasured space.

**ANNEXE/STUDIO**

A self-contained room accessed from a private seating area with a double glazed door and double glazed window. Kitchenette with floor

mounted cupboards with worktop over incorporating a sink unit and drainer, with tiled splash back. Space for fridge. Seating area for table and chairs, space for king sized bed and clothes storage. Radiator.

**SHOWER ROOM**

Shower cubicle with mains water, low level WC and vanity wash hand basin. Heated towel rail.

**OUTSIDE**

To the front of the property there is driveway parking for several cars and a range of mature shrubs and hedging. There is also a lawn area and the siting for the oil tank. Access to the side of the property where there is a further parking area (chained off) and gated access to an outside seating area for the annexe/studio.

**PRIVATE GARDEN/DECKING (MAIN HOUSE)**

The garden is fully enclosed and features a large deck area alongside a lawn with a range of mature shrubs.

**AGENT'S NOTE**

The Council Tax Band for this property is Band 'E'.

**DIRECTIONS**

Heading from Penryn, turn right towards Flushing at the top of Bissom Road. Continue along this road until you come to the junction. Turn right again and proceed down to Flushing, passing Tregew Close on the left-hand side. Halfway down the hill on right-hand side, you will see a turn which leads down to Falmouth Boat Construction. The gates to the property is first on the right-hand side. The garage is further down with detachable chain. If using What3words: badge.vibrate.type



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



**MAP's**  
**Top reasons to**  
**view this home**

- Located in the harbour village of Flushing
- Very deceptive sizable property
- Three bedrooms plus a self-contained one bedroom annexe
- Self-contained annexe/studio apartment/or potential workshop/studio
- River and countryside views from spacious kitchen/diner
- Lounge with wood burner and river views
- Main house bathroom, annexe shower room and utility/cloakroom
- Two private enclosed gardens that could be returned to one
- Driveway parking for several cars
- Garage and further annexe parking to the side



Approximate total area<sup>(1)</sup>  
 998.97 ft<sup>2</sup>  
 92.81 m<sup>2</sup>

Lean-to/Boat Roc  
 3'0" x 17'4"  
 0.92 x 5.31 m



Approximate total area<sup>(1)</sup>  
 945.70 ft<sup>2</sup>  
 87.26 m<sup>2</sup>

(1) Including balconies and terraces

MAP's estate agents has been instructed to advertise this property. All measurements are approximate and not to scale. This floor plan is for illustrative purposes only.

DRAFT 1/20

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 01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)  
 01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)  
 01872 672250 (Truro)

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