

THE PINES
FLUSHING

JONATHAN

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The Pines, 10 Tregew Road, Flushing, Falmouth TR11 5TH

A wonderfully warm, inviting home perched amongst glorious, private grounds on the fringe of Flushing looking out across the Penryn river.

- Spectacular open plan kitchen/dining room
- 3 bedrooms and 2 bathrooms
- Beautifully light and tranquil interiors
- Uninterrupted views west along the Penryn river
- Large, private gardens with studio and double garage
- Detached 1 bed cabin with ensuite shower room
- Private driveway and parking
- Extant planning consent for 2 additional bedrooms and a bathroom in the roof
- 1764 sqft • EPC E









SETTING THE SCENE

Flushing is a small, exclusive village, standing on the northern banks of Falmouth Harbour, enjoying a particularly sunny, sheltered and warm southerly aspect and backing onto beautiful unspoilt countryside of the Trefusis Estate.

The village dates back to the 17th Century and lies within an area of outstanding natural beauty. It has an active local community and supports a primary school, a village store, sailing club, gig-rowing club, two pubs and a café on the quay. It is also 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. Mylor Yacht 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. There are lovely walks around the Penarrow and Trefusis headlands, overlooking the harbour and estuary.

The historic port and university town of Falmouth lies across the water, serviced by a regular, year round, pedestrian ferry service. Truro lies approximately 11 miles to the north with its extensive range of leisure, shopping and rail links to London. A branch railway line operates from Falmouth to Truro, which is on the main Paddington-Penzance line with an overnight sleeper service. Newquay airport is about 30 miles away.

THE TOUR

Sitting within spectacular gardens in a private pocket of Flushing, you ascend the steps to the flora-filled porch and are instantly made to feel at home. Surprisingly tranquil yet still close to the heart of the charming waterside village and its brilliant amenities, the interiors are wonderfully light with a pared-back material palette and a clean, almost Scandinavian aesthetic.

Inside, the sun-drenched entrance hall leads to an arterial hallway that flows with ease between the living room and study - with its beautiful river views and cosy log burner - at one end, and three attractive bedrooms and family bathroom at the other. Arguably the most impressive space in the house is the modern, double-height open-plan kitchen and dining room, where natural light pours in from every direction. Here the dining table takes pride of place, accompanied by a thoughtfully designed kitchen, cosy living area with log burner, as well as a utility, pantry and shower room, which sit neatly tucked away at one end. A large sliding door leads out

to a second terrace, perfect for alfresco dining and entertaining.

The house also benefits from an extant planning consent to expand the accommodation up into the roof, allowing for two additional bedrooms and a bathroom to be added as part of a dormer conversion.

STEP OUTSIDE

The private garden is a plantsman's paradise and forms an integral part of the overall experience of the home. Lovingly maintained with great care and attention to detail, the outside spaces burst with colour, life and scent through the seasons, attracting a wonderful array of local creatures and birds. Cocooned in greenery, it offers its own micro-climate and wildlife sanctuary, with the height and structure of bordering trees and shrubs providing plenty of privacy.

Seating areas have been mindfully positioned to enjoy the course of the sun and moonlight, with plenty of space for eating and drinking outside in warmer months. There is a wonderful 1 bed cabin, which has been successfully let, yet could just as easily become a studio or overflow accommodation for family and friends, and a useful garden studio hidden away amongst the herbaceous borders. What is more, and very rare for this wonderful neighbourhood, the house offers ample private parking for three cars along with a generous double garage.

SERVICES

Mains water and electricity, private drainage and air source heat pump.

DISTANCES (All distances approximate)

Falmouth 4 miles (or a 10 minute passenger ferry),
Truro 11 miles (mainline rail station),
Newquay Airport 25 miles

WHAT3WORDS LOCATION

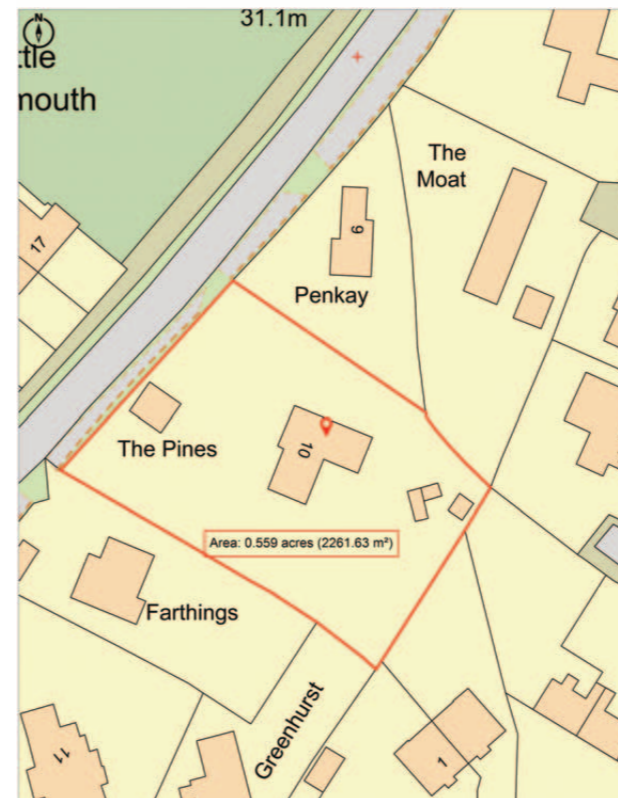
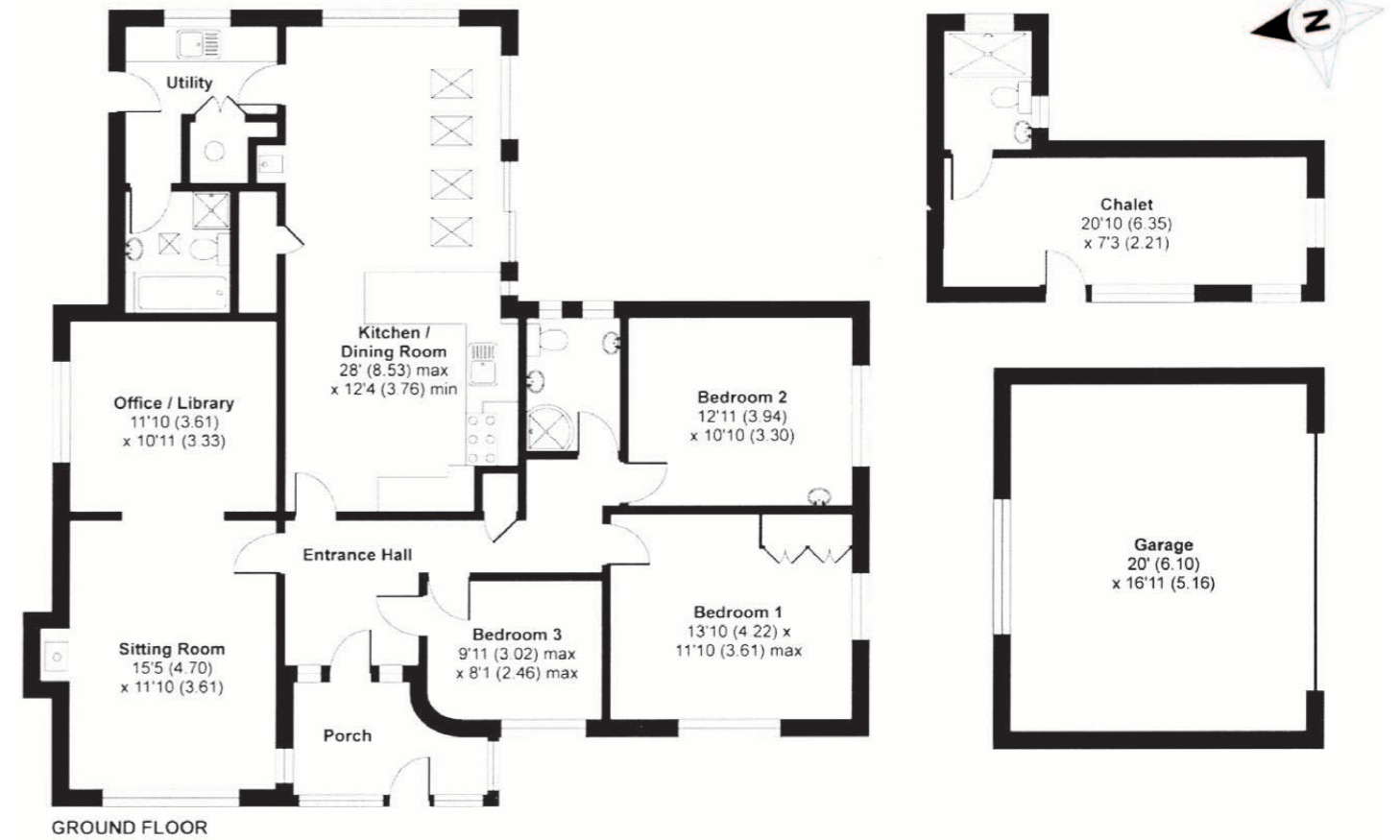
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COUNCIL TAX BAND

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Tregew Road, Flushing, Falmouth, TR11

APPROX. GROSS INTERNAL FLOOR AREA 1764 SQ FT 163.8 SQ METRES (EXCLUDES CHALET & INCLUDES GARAGE)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	50 E	
21-38	F		
1-20	G		

ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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