



# Bute Cottage

Flushing



# Bute Cottage

29 Coventry Road, Flushing, Falmouth TR11 5TX

Located within the heart of Flushing, this utterly charming and carefully renovated Victorian cottage features its original and restored façade, a two-storey extension including a contemporary kitchen / dining room communicating perfectly with the low maintenance garden, and two bedrooms with an upstairs bathroom – a delightful village home within the shortest of walks of the waterside.





## The property

- Restored and ornate frontage
- Mid-19th century (early Victorian) with 2006 extension
- Renovated and refurbished in 2023/24 including extensive damp-proofing and flood mitigation pumps
- Sitting room with period window, porcelain tiled floor and feature fireplace (electric)
- Kitchen / dining room with porcelain tiled floor and double glazed French doors to the rear garden
- Modern fully fitted kitchen (2024) with induction hob, extractor, cooker, fridge, dishwasher. Oak staircase to the first floor.
- Double bedroom to the front with sash window, fitted wardrobe and loft access (insulated in 2006)
- Single bedroom to the rear with double glazed casement window

## Garden & outbuilding

- South facing, level, enclosed and low maintenance rear garden with raised beds and mature tree.
- Utility room within the outbuilding at the foot of the garden
- Access to service lane (pedestrian only)

## Distances

Flushing quay – 175 yards;  
Mylor Yacht Harbour – 1.5; Mylor Bridge – 1.8;  
Tremough campus (Exeter University) – 5;  
Falmouth – 5; Truro – 11;  
Cornwall Airport (Newquay) - 29

(All distances are approximate and in miles)

## What 3 Words

///grass.pint.ties

## Tenure, services and broadband

Freehold. Mains water, drainage and electricity. Electric radiators (Haverland) installed 2024. In our clients' ownership since 2002.

Broadband: Ultrafast Full Fibre available in postcode.

## Directions

Upon entering the village, continue down St Peter's Hill. As you pass The Royal Standard on your left, bear left and continue into Kersey Road. After a short distance, turn right into Coventry Road where parking can be found outside the school. Bute Cottage is located on the left hand side as you walk towards the water.

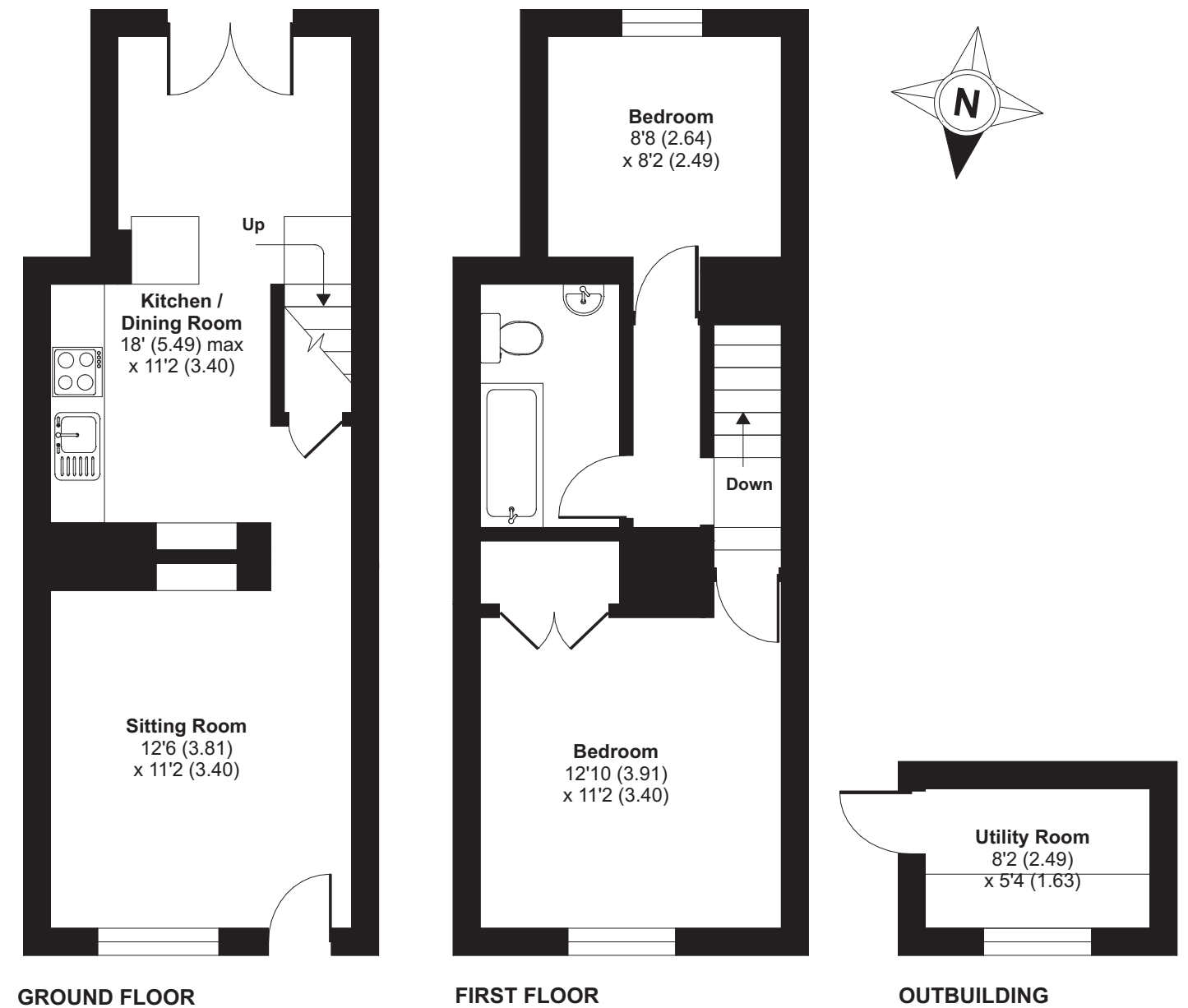






## Bute, 29 Coventry Road, Flushing, Falmouth, TR11 5TX

Main House = 692 sq ft / 64.3 sq m  
 Total = 735 sq ft / 68.3 sq m (includes outbuilding)  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Shore Partnership Limited. REF: 1154200

### The location

Flushing enjoys a sunny southerly aspect and is reputed to have one of the mildest climates in Britain. Local facilities include a convenience store, two highly regarded pubs and a popular quayside restaurant. Flushing also has its own primary school, church and chapel. A passenger ferry service provides easy access to Falmouth and watersports enthusiasts are well catered for with an active sailing club in the village as well as close proximity to Mylor Yacht Harbour.

The picturesque waterside village of Flushing occupies a beautiful position across the water from Falmouth, bordered to the north and east by open countryside. Dating back to the 17th century Dutch builders who first came to construct piers and sea walls before settling, the village subsequently became a place of style and refinement where the many captains of the Packet Ships lived. Flushing retains style and taste with renovated 17th and 18th century houses combining with narrow winding streets characterised by smaller houses and cottages.

**FIXTURES & FITTINGS** Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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## WHERE YOU LIVE MATTERS

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