



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR49413537

Offers in excess of £975,000

**Nankersey House,
3 St Peters Hill, Flushing, Falmouth, Cornwall, TR11 5TP**

FREEHOLD



To be sold for the first time in 20 years.

A beautiful three storey double fronted mid-terrace Grade II Listed townhouse just yards from the water, with over 2,300sq.ft. of characterful accommodation including 5 double bedrooms, a snug/study/6th bedroom and a first floor sitting room with glimpses of the water. In need of some modernisation, a fine period house in the heart of the ever popular waterside village of Flushing and within very easy reach of the highly sought after harbourside town of Falmouth.





SUMMARY OF ACCOMMODATION – In all, about 2,316sq.ft.

Ground Floor Entrance vestibule, entrance hall, dining room/kitchen, utility room/wc, study/reception room, living room.

First Floor Landing, sitting room with hobby room/study off, bathroom, 2 double bedrooms.

Second Floor Landing, shower room, 3 double bedrooms – 1 with storage room off which could easily be converted to an en-suite or a dressing room, airing cupboard.

Outside Front terrace, rear courtyard. Lawned tiered rear garden with lovely views over Falmouth harbour.



DESCRIPTION

Nankersey House has been in our clients' ownership since 2005 and occupies an enviable position on the much sought after St Peters Hill, just a short stroll from the water.

A fine Grade II Listed three storey mid-terraced townhouse which will undoubtedly benefit from modernisation and potentially even re-modelling (subject to all necessary consents) which boasts adaptable accommodation, a large tiered rear garden and glimpses across the river towards Falmouth. Situated in a delightful position, just moments from the water, pub and village shop in the highly regarded village of Flushing which is across the water from the harbourside town of Falmouth.

Either side of the front pathway, is a sun terrace which is large enough for a bench and/or a bistro table and chairs and is perfect to watch village life amble by. The pathway leads to the entrance vestibule which in turns opens to the entrance hall with a living room to one side and a large dining room/kitchen to the other, both of which have beautiful sash windows. To the far end of the entrance hall is a door opening to the rear garden, a large study which could also be a reception room and a wc/utility room.



On the first floor there is a lovely sunny sitting room with a further room off which could serve a multitude of uses which in turn has a bathroom off. Clearly, this space could be reconfigured to be a large principal bedroom suite with dressing room and en-suite bathroom should one wish. Two further bedrooms and a shower room complete the first floor accommodation.

On the top floor, there are three further bedrooms, two of which face the views over the water towards Falmouth.

The gardens to the rear are extensive and enjoy lovely views over Falmouth harbour. A level paved courtyard, accessed off the entrance hall, has granite steps ascending to a tiered and lawned area which is full of mature shrubs and plants.

In all, a superb opportunity for one to own a grand period house close to the water which can be modernised and re-modelled (subject to all necessary consents) to create a superb family home.



LOCATION

Flushing is one of the most highly regarded south coast harbourside villages in Cornwall thanks to its thriving village community, fantastic history and ample facilities.

The village of Flushing owes its name to the 17th Century Dutch builders who came to construct piers and sea walls and settled there. The village subsequently became a place of style and refinement where Captains of the packet ships and their families lived. Today, the village still retains that touch of class with its tastefully renovated 17th and 18th Century houses and narrow winding waterside streets. The village enjoys a particularly sunny south westerly aspect and it is claimed to have one of the mildest climates in Britain.

The village is able to boast its year round hustle and bustle due to its local facilities which include a general store, two public houses, a popular quayside restaurant, junior school, sailing club and church. There is also a regular passage ferry service providing direct and easy access to Falmouth, landing at the Prince of Wales pier.

Nankersey House not only benefits from being only minutes away from all these great facilities but also allows you to enjoy fantastic coastal and rural walks around Trefusis Point to Mylor Churchtown whilst enjoying views over to the Carrick Roads.

The Fal Estuary is justifiably renowned as the sailing centre and there are many miles of beautiful water with the estuary including creeks of the Truro, Fal, Percuil rivers which provide some of the finest day sailing in the United Kingdom. Deep water moorings are available (subject to application to Falmouth Harbourmaster) and berthing facilities can be found at Falmouth Marina on North Parade.

Falmouth is one of Cornwall's best served towns with many shops, restaurants and cafés overlooking the harbour. Here one will find schooling for all ages, a local hospital and the Maritime Museum standing beside Events Square which provides a focal point during Falmouth Regatta Week. Falmouth's classic sailing week, the Sea Shanty Festival and Oyster Festival amongst other celebrations.

The cathedral city of Truro is approximately 12 miles away and provides an excellent range of shopping, business, commercial and both state and private schooling facilities, together with a mainline railway link to London Paddington (approximate travel time 4-5 hours).

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

From the front terrace, a wooden door opens to an entrance vestibule with electric night storage heater, multi pane door opening to the rear garden and multi pane stable door with toplight opening to:-

LIVING ROOM – 12'6" x 9'7" With multi pane single glazed sash window with deep sill under overlooking the front terrace, recessed alcove, door to study/second reception room, wooden flooring.

DINING ROOM / KITCHEN – 14'6" x 12'8" A wonderful space with two multi pane single glazed sash windows with wooden shutters and deep sills overlooking the front garden, large

Aga with recessed shelved storage cupboards to either side, exposed wooden beam and opening to:-



KITCHEN – 12'6" x 7'9" With white painted base units under a granite worktop with two circular sinks with pull-out waste storage under, wooden shelf, recessed space and single glazed window overlooking the rear garden. Recessed space for a fridge/freezer, integrated dishwasher and recessed alcove.

STUDY / SECOND RECEPTION ROOM – 12'8" x 9'4" Currently used as a study with a broad multi pane single glazed sash window overlooking the rear garden, recessed built-in storage cupboard with built-in shelving, door to the sitting room and recessed fireplace (no longer used) with wooden surround and mantel.

WC With wc, wash basin and pedestal, built-in storage with space and plumbing for a washer/dryer, small opaque glass window overlooking the rear garden with deep sill under, wooden panelling, built-in shelving, a pulley maid.

From the ground floor, a staircase ascends to:-

FIRST FLOOR

LANDING With staircase ascending to the second floor, multi pane door opening to a small balcony overlooking the rear garden, night storage heater, archway and doors to:-

SITTING ROOM – 16' x 13'2" A wonderful room with multi pane single glazed sash windows overlooking St Peters Hill and



with glimpses of the water, built-in bookshelves, electric night storage heater, wooden fire surround and mantel and door to:-

HOBBY ROOM / STUDY – 12'7" x 8'4" A room that could have a multitude of uses with built-in storage cupboard with built-in shelving, recessed alcove with wooden mantel above, built-in bookshelf, single glazed multi pane window overlooking the rear garden and door to:-

BATHROOM With panelled bath with additional rain shower head, wash basin and pedestal, wc, opaque glass single glazed window overlooking the rear garden with deep sill, built-in shelving.

BEDROOM 4 – 13'10" x 9' extending to 12'9" A large double bedroom with two multi pane single glazed sash windows overlooking St Peters Hill and with glimpses of the water and Falmouth beyond, a fireplace, currently boarded, with wooden surround and mantel, built-in storage cupboard with hanging rail.



BEDROOM 5 – 12'10" x 9'9" A double bedroom with single glazed multi pane window overlooking the rear garden with deep sill under, ornate fireplace with wooden mantel above, built-in wardrobe with hanging rail, wall mounted night storage heater.

From the first floor, a staircase ascends to:-

SECOND FLOOR

LANDING With single glazed window overlooking the garden, electric night storage heater and doors to:-

SHOWER ROOM With walk-in shower cubicle, wc, wash basin with vanity storage under and small single pane window overlooking the rear garden.

BEDROOM 1 – 16' x 12'9" Large double bedroom with two multi pane single glazed sash windows with mirrored shutters overlooking St Peters Hill and with views over the water to Falmouth, wooden floorboards, built-in storage cupboard with built-in shelves, wall mounted night storage heater and door to:-

STORAGE ROOM / ADDITIONAL ROOM – 12'9" x 8'4" (max) Currently a storage room but with very obviously potential to be either an en-suite or a dressing room to the adjoining bedroom with single pane window overlooking the rear garden, built-in bookshelf, recessed alcove and loft access hatch.

BEDROOM 2 – 13'10" x 13' A large double bedroom with two multi pane single glazed sash windows overlooking St Peters Hill and across the water to Falmouth, built-in double fronted storage cupboard with hanging rail and built-in shelving and wooden floorboards. Former fireplace, currently boarded with wooden surround and mantel.



BEDROOM 3 – 13'2" x 9'8" A large double bedroom with multi pane single glazed window overlooking the rear garden, built-in storage cupboard with hanging rail and shelving, electric heater.

AIRING CUPBOARD With shelving, power and hot water cylinder.

OUTSIDE

To the front, there is a broad sun terrace large enough, to either side, for a bistro table and chairs and/or a bench. A wrought iron gate opens to St Peters Hill.



To the rear, a private enclosed courtyard with slate paving and a cobbled path is large enough for a large shed and has a door opening to a useful side access (see Agent's Note 2). The cobbled path leads to a flight of granite steps which ascend to the rear garden which

is tiered and laid to lawn with a number of different vantage points giving glimpses of the water and across to Falmouth with a vast array of mature shrubs, trees and plants.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR11 5TP.

SERVICES Mains electricity, water and drainage. Electric night storage heaters and the Aga are both of which are on Economy 7.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1800 Mbps highest available download speed. 220 Mbps highest available upload speed. (Source: Ofcom).

COUNCIL TAX BAND F (see www.mycounciltax.org.uk).

DIRECTIONS As you proceed into Flushing descending down St Peters Hill, Nankersey House (No. 3) is on the left hand side before you reach The Royal Standard pub on the same side. If you have reached The Royal Standard then you have gone too far. St Peters Hill has unrestricted parking.

WHAT3WORDS ///smashes.taking.snaps

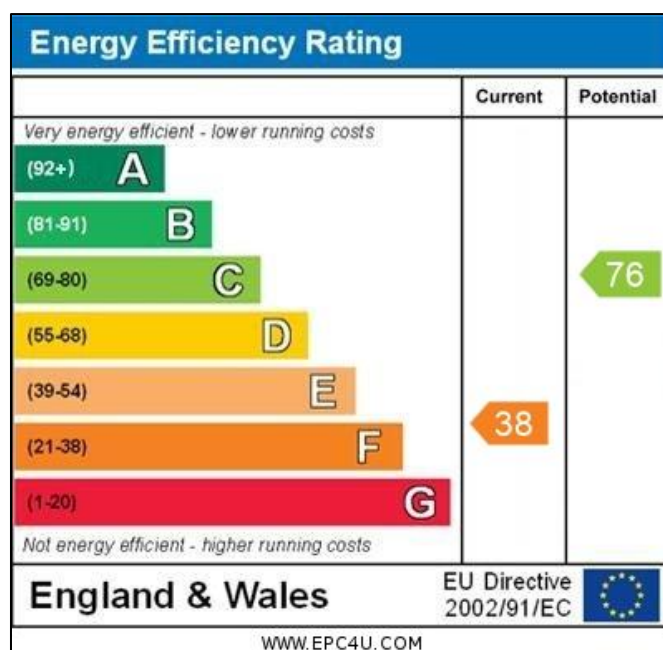
AGENT'S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, including the broadband speed and mobile phone coverage, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT'S NOTE 2 Nankersey House enjoys a right of way over the neighbouring property's side alley allowing access to Nankersey House's rear garden.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

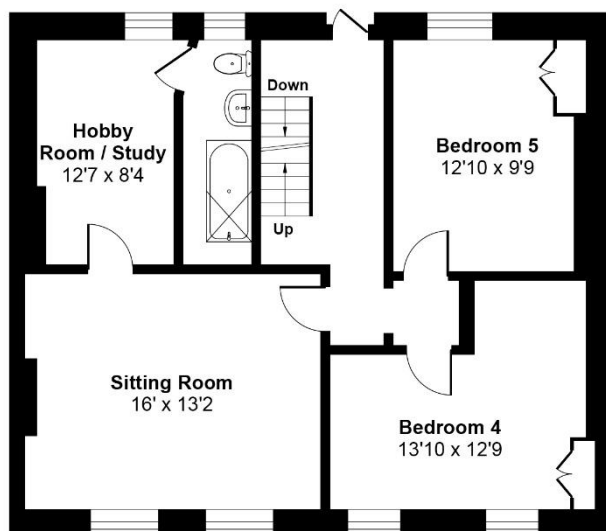


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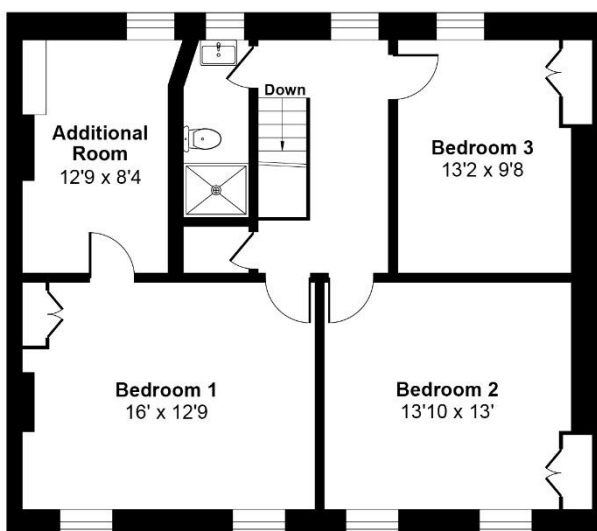
St. Peters Hill, Flushing, Falmouth

Approximate Area = 2316 sq ft / 215.1 sq m

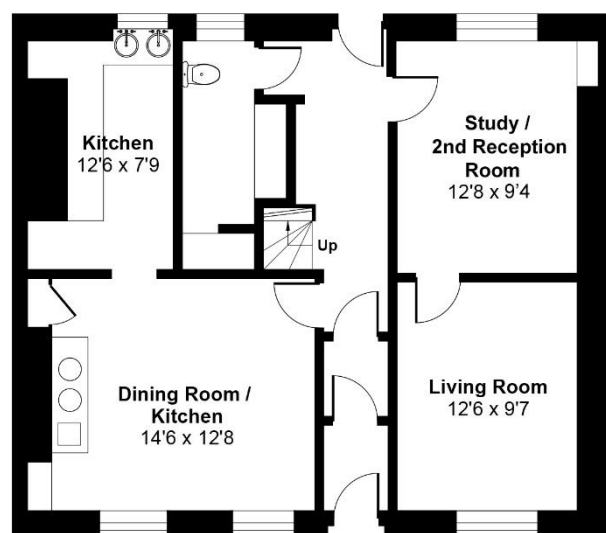
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FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lilliecrap Chilcott. REF: 1360901

