



Flushing Methodist Church, Kersey Road

Flushing Methodist

Flushing, Falmouth, TR11 5TR

Truro City - 10.5 miles Falmouth - 5 miles Penryn - 3.2 miles

A former Methodist Church with planning approval passed for change of use to convert into a residential, four bedroom dwelling in an enviable position just a stroll from the slipway at Flushing making this not only a rare opportunity but a highly exciting project.

- Conversion Opportunity
- Council Tax - Currently Exempt
- EPC - Commercial E
- Approximately 2600 Sq Ft
- Planning Reference - PA23/04246
- Freehold
- Proposed Four Bedroom Project
- Proposed Integral Garage Project

Guide Price £525,000

DESCRIPTION

Located centrally in one of the most highly sought-after areas in the region, the property which was formerly used as a Methodist Church has had planning approval passed for change of use to convert into a residential, four bedroom dwelling, making this not only a rare opportunity but an exciting project.

This freehold property is most classic in its symmetrical design with large attractive twin arched windows to the front elevation, rendered finish with granite edging quoins and traditional tiled roof. Amounting to some 2600 square feet, this exciting project is not to be missed.

Full details and information including the proposed plans are readily available via Cornwall Council online register using the following reference; PA23/04246.



SITUATION

The former Methodist Church sits in an enviable position just a stroll to the water yet tucked away amongst many of the 17th and 18th century houses which line the narrow winding streets of Flushing just 50 yards or so from the heart of the village. Flushing owes its name to 17th century Dutch builders who came to construct piers and seawalls and settled there. The village subsequently became a place of style and refinement where the captains of the Packet Ships and their families lived. Flushing is a popular and desirable waterside village with a year round with a foot ferry ride across the harbour from Falmouth and a local bus service linking from Falmouth to the University and Truro. Its is reputed to have one of the mildest climates in Britain owing to its south westerly orientation. There are good local facilities in the village include a general store, two public houses, a quayside restaurant and a recently completed sailing club. Flushing also has its own highly regarded primary school, a weekly farmers market.

PLANNING

Further details can be found on the Cornwall Council planning portal with reference number PA23/04246.

VIEWINGS

Strictly by prior appointment with Stags Truro office.

SERVICES

Mains water, electric and drainage available.

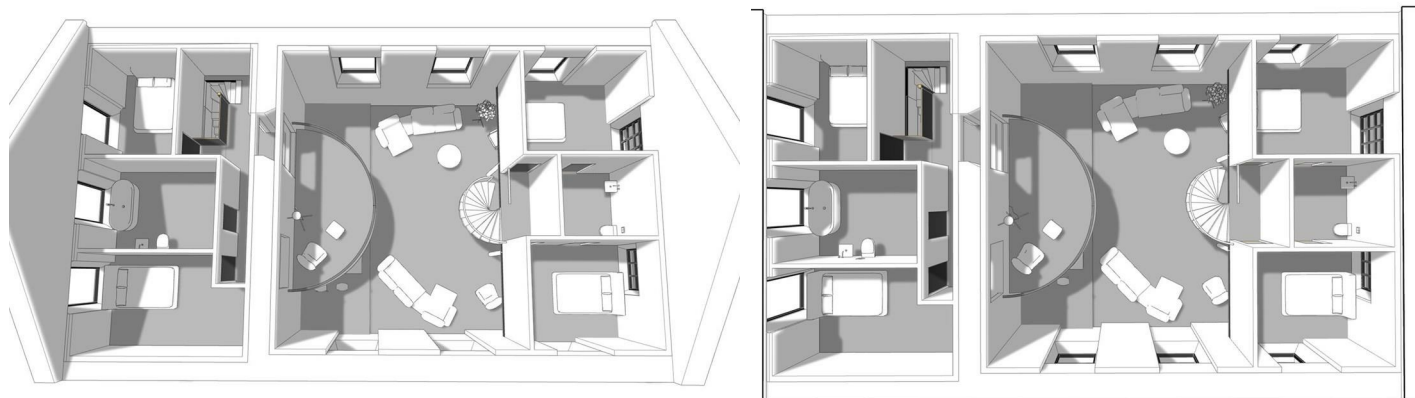
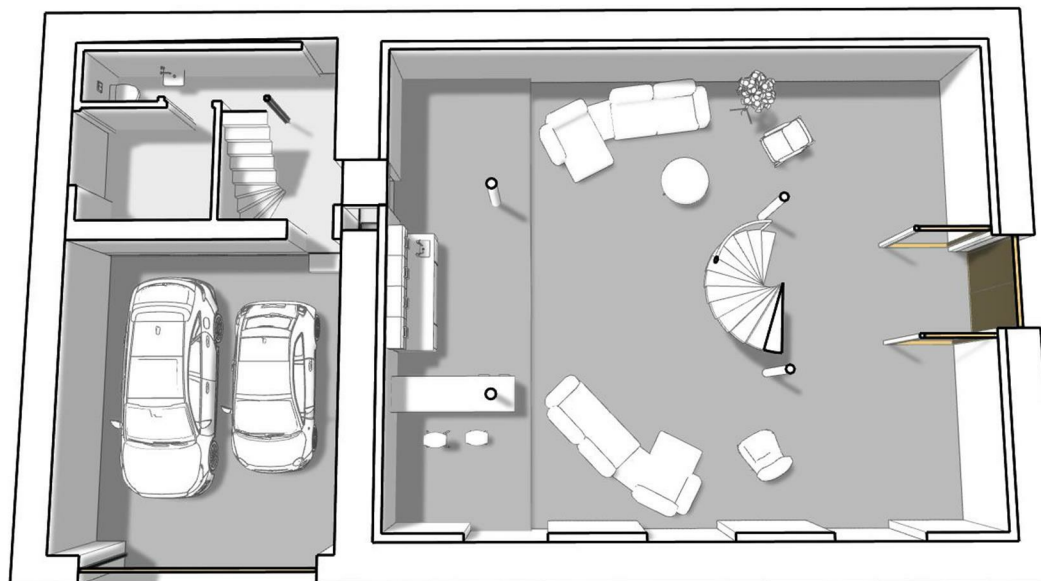
Mobile coverage is likely with EE and Vodafone (Ofcom).
Broadband is available nearby; Basic 3 Mbps and Superfast 58 Mbps (Ofcom).

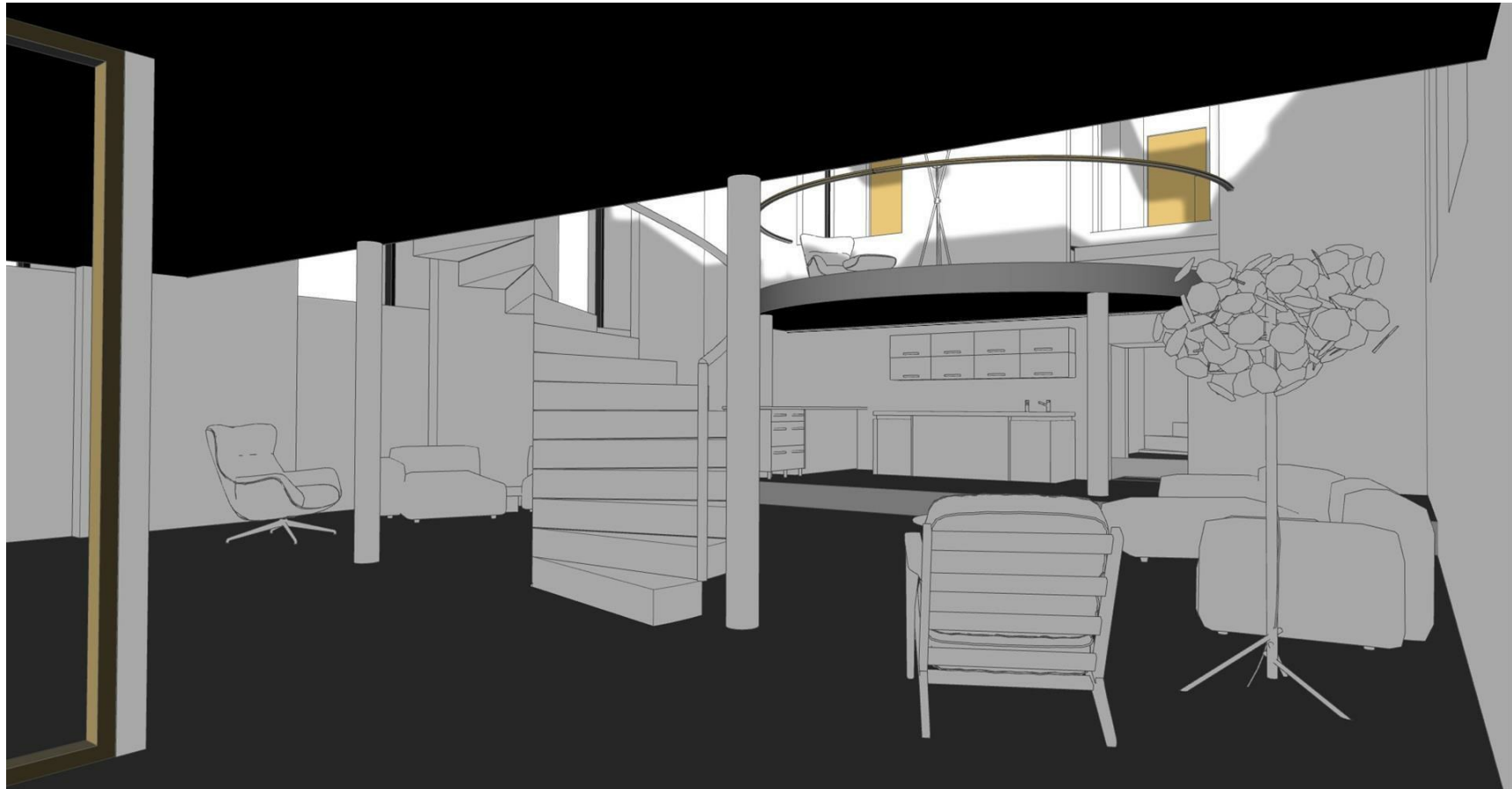
AGENTS NOTE

CGI images are used for illustration purposes only.

DIRECTIONS

From Mylor Bridge continue southerly on Waterings Road heading towards Flushing and join Pillars Road. At the crossroads turn right into Tregew Road which leads into St Peter's Road and continue to The Royal Standard public house and take the right hand turn into Kersey Road where the property can be found a short way along on the left hand side. Free parking is available on street nearby.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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