



Woodside, 11 Tregew Close, Flushing, Falmouth, TR11 5TQ

Asking Price £835,000

Situated at the end of a private cul-de-sac on the elevated outskirts of the picturesque harbour-fronting village of Flushing, a detached property providing modern 4 double bedroom accommodation with far-reaching water views over to Falmouth, along the Penryn River and across surrounding countryside. 'Woodside' is prominently set within beautifully stocked yet easily maintained gardens.

Key Features

- 4 double bedrooms
- Boasting fabulous, far-reaching, elevated views
- Beautiful wrap-around gardens
- Benefiting from significant investment and extension
- Occupying a prime, elevated position in this highly desirable village
- Modern, open-plan living accommodation
- Double garage and off-road parking
- EPC Rating D



THE PROPERTY

'Woodside' was acquired by our clients in 2017 and has since been subject to significant investment to create a 4 double bedroom property boasting fantastic, open-plan, spacious living accommodation and enjoying elevated views over Falmouth, along the Penryn River and to surrounding countryside and beyond. The property benefits from a double garage and beautifully well-stocked wrap around gardens.

THE LOCATION

Tregew Close is an exclusive private road located on the immediate outskirts of Flushing, one of the most sought-after villages along the entire south coast of Cornwall, by virtue of its sheltered, south-facing aspect across Falmouth's picturesque and active harbour.

Village amenities include two public houses, primary school, sailing club and regular passenger ferry to Falmouth, which provides a full range of shopping and commercial facilities.

Picturesque harbourside and rural walks lead to nearby Mylor Yacht Harbour and, beyond, to the village of Mylor Bridge and the thatched public house, The Pandora Inn, at Restronguet Passage. The port of Falmouth is approximately five miles away by road and the cathedral city of Truro, the county's retailing, commercial, administrative, health and educational centre, is approximately ten miles distant.

THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

Accessed from the front drive and via paving stones through the front garden, the front entrance door leads into the:-

ENTRANCE PORCH

Wood-effect tiled flooring, providing access to garage and kitchen.

DOUBLE GARAGE

17'5" x 16'9" (5.33m x 5.13m)

Newly installed pitched roof with four Velux windows. A useful utility space with worktops and space for washing machine/dryer under. Santon Premier hot water cylinder and Grant oil fired boiler providing domestic hot water and central heating. Roller shutter door leading to the front drive.

KITCHEN

13'6" max x 8'9" (4.14m max x 2.69m)

Open-plan with wood-effect tiled flooring, eye and waist level units with wooden worktops, double Whirlpool oven with AEG electric hob and matte-effect extractor hood over. Integral dishwasher. Matte-effect sink and drainer unit with mixer tap. Integral Whirlpool microwave. White tiled splashback. Large uPVC double glazed window overlooking the front garden. White wooden clad ceiling. Recessed ceiling lights. Island unit with wooden worktops. This dual aspect room borrows natural light from the living area and boasts lovely views towards Falmouth and down the Penryn River.

LIVING/DINING ROOM

18'6" max x 13'6" max (5.66m max x 4.14m max)

A fabulous open-plan split level living area, comprising living room with carpeted flooring, white wooden clad ceiling, two radiators, uPVC double glazed window enjoying elevated views, and entrance to side porch. The dining area is located

down two steps onto exposed wooden flooring, with large uPVC double glazed windows and patio doors leading onto the rear decking. Newly installed feature Contura wood-burner in corner on slate hearth. One radiator. Recessed ceiling lighting. Access into under-stair cupboard.

SIDE PORCH

Carpeted side porch with cloak cupboard housing the fuse box and uPVC double glazed door leading to side entrance.

ADDITIONAL LIVING SPACE/OFFICE

17'10" max x 15'10" max (5.46m max x 4.83m max)

Located next to the kitchen and leading into the bedroom accommodation, A highly useful carpeted space which could provide space for an office or a dining table, if required. Small storage cupboard. Radiator.

INNER HALL

Carpeted flooring, providing access to airing cupboard, the three bedrooms and family bathroom. Loft hatch access.

BEDROOM TWO

12'7" x 11'8" (3.84m x 3.56m)

A light and airy double bedroom with carpeted flooring, white wooden clad ceiling, integral wardrobe, wooden doors. Large uPVC double glazed window overlooking the established garden and down the Penryn River.

EN-SUITE

Tiled flooring, tiled splashback. Walk-in shower unit with shower over, wash hand basin with mixer tap, low level flush WC. Wooden clad ceiling, recessed ceiling lights and small uPVC double glazed frosted window.

BEDROOM THREE

12'11" x 8'7" (3.94m x 2.64m)

A further double bedroom, with wooden door and carpeted flooring. Wooden clad ceiling, integral wardrobe, large uPVC double glazed window enjoying views over the garden and down the Penryn River. Radiator.

BEDROOM FOUR

13'1" max x 12'7" max (4.01m max x 3.84m max)

Another double bedroom with carpeted flooring, wooden door, wooden clad ceiling, large uPVC double glazed window overlooking the front garden. Radiator.

FAMILY BATHROOM

Wood-effect tiled flooring and tiled walls. Wooden clad ceiling. Low level flush WC, bath with mixer tap and over-head shower unit, shower screen. Two separate Carmichael wash hand basins with mixer taps over and vanity unit under. Heated towel rail. Two frosted uPVC double glazed windows.

FIRST FLOOR

Accessed via a staircase from the living area, with carpeted flooring and Velux window providing much light.

MASTER BEDROOM SUITE

14'6" max x 10'2" max (4.42m max x 3.12m max)

A truly spectacular first floor master bedroom, accessed via stairs from the ground floor living area, boasting dual aspect and elevated views through large uPVC double glazed windows across the Fal River to Falmouth and down the Penryn River - a magnificent and ever-changing outlook.

Large integral wardrobe/cupboard. Recessed ceiling lighting with central wooden beam at pitch, carpeted flooring, radiator and wooden door leading to:-

DRESSING ROOM

Recessed lighting and cupboard/storage space, dressing table. Wooden door leading into:-

EN-SUITE

Tiled walls and flooring. Low level flush WC, walk-in shower unit with over-head shower, wash hand basin with vanity unit under. Heated towel rail and large uPVC double glazed window enjoying the views.

THE EXTERIOR

A broad brick pavia driveway provides off-road parking, with immediate access to a roller door to the attached garage, and pathways leading to both entrances. At the lower end of the property, and accessed at the very bottom of Tregew Close, is a new wooden gate which provides vehicular access onto the lower garden – no doubt of interest to prospective buyers requiring additional parking/boat storage etc.

The gardens are beautifully stocked and planted, and bordered by magnificent shrubs and specimen trees including many azaleas, camellias, pieris and roses etc.

Timber steps rising from the gardens lead to a decked terrace which provides a lovely sitting-out area, overlooking the shrub-lined gardens to Falmouth, Penryn and surrounding countryside beyond. Accessed via sliding patio doors from the living area.

INVESTMENT

Since acquiring 'Woodside', our clients have invested substantially into the following: new kitchen, dropped walls to create an open-plan living area, two new bathrooms, extension to the first floor with scope for further extension if required (subject to planning), new roofs, windows, wood-burner, oil tank and raised decking.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Oil fired central heating.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold. We understand Tregew Close is a private road, for which there is a management company, comprising the residents, who contribute £50 per annum for the upkeep.

VIEWING

Strictly by prior appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONS

Proceed along Commercial Road in Penryn, away from Penryn Bridge and the river, in the direction of Treluswell and Truro. Take the right-hand turning, signposted to Mylor and

Flushing, and proceed up the hill, out of Penryn, passing St Gluvias Church on the right-hand side. After approximately half a mile, take the right-hand turning to Flushing, and continue along this road to the T-junction. Turn right, signposted to Flushing, and the entrance to Tregew Close will be found after approximately 200 yards on the left-hand side. 'Woodside', is the last property on the right-hand side at the end of this quiet cul-de-sac.

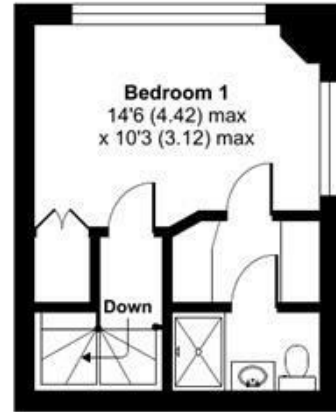


Floor Plan

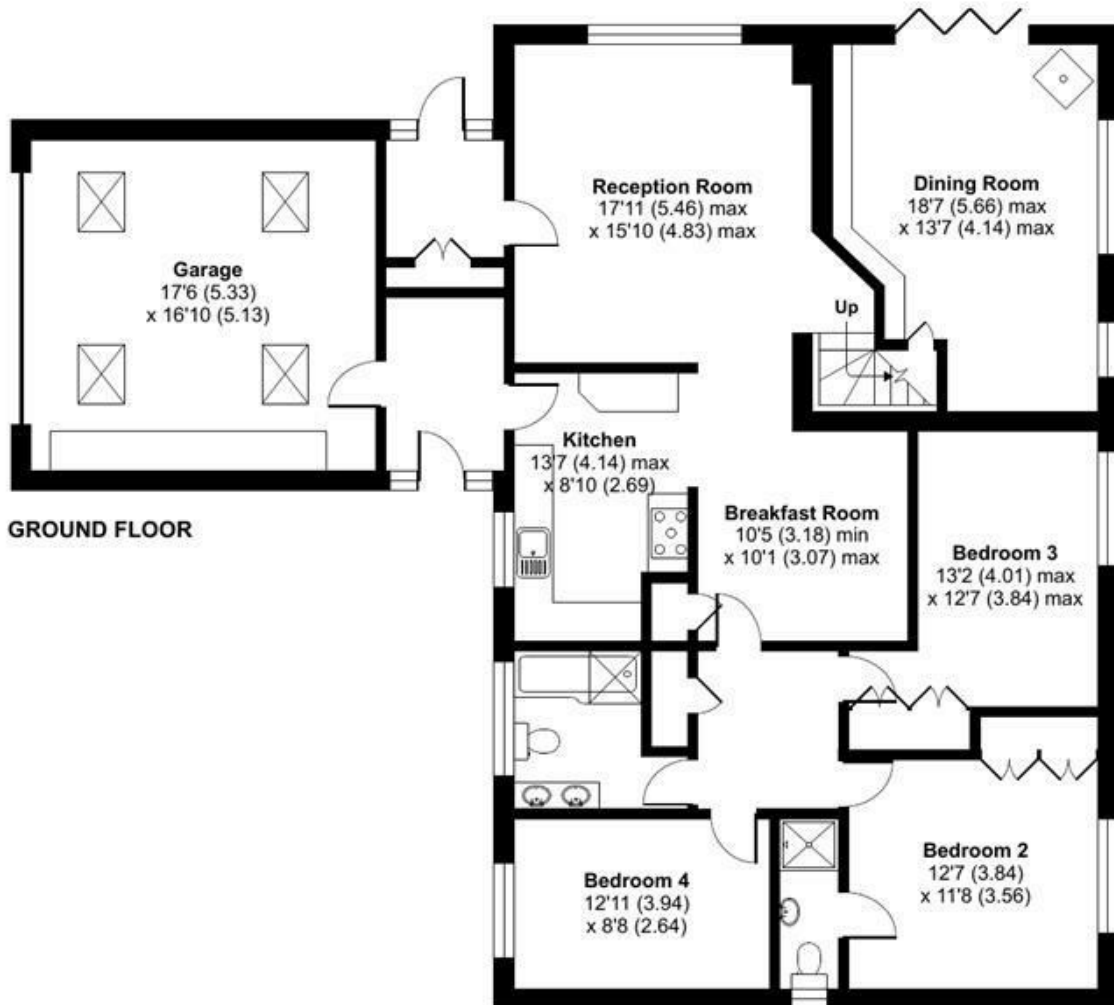
Tregew Close, Flushing, Falmouth, TR11

Approximate Area = 1803 sq ft / 167.4 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2022. Produced for Laskowski & Company. REF: 921446