



## Downside, St Peters Road, Flushing, Falmouth, TR11 5UP

Guide Price £1,800,000

Situated along a quiet, private road, just off highly desirable St Peters Road, on the elevated outskirts of the picturesque harbour-fronting village of Flushing, an imposing, vast and detached property providing modern 4 double bedroom accommodation and occupying a circa 0.31 acre freehold plot. This impressive reverse-level home boasts fabulous views to Falmouth and along Penryn River, set within well stocked, yet easily maintained, surrounding gardens. The property has undergone extensive investment and now offers modern living of the highest quality, with improvements including, but not limited to: a new roof with slate tiles, a large 5x5 metre double height extension and 6x2 metre single story extension, new double glazed windows and sliding doors (the majority with integrated venetian blinds), new heating system and radiators, along with high quality fittings and fixtures throughout. Benefitting from plentiful driveway parking and garaging – a genuine rarity in Flushing.

### Key Features

- 4 double bedroom property
- Breathtaking river views
- Modern and open-plan, reverse-level living
- Garaging and plentiful driveway parking
- Occupying a prime, elevated yet 'tucked away' position in this highly desirable village location
- Subject to extensive investment creating an impressive home of exceptional quality
- Wraparound gardens
- EPC rating E



## THE LOCATION

Located along a private road on the immediate outskirts of the centre of Flushing village, 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.

'Downside' occupies a particularly favourable position, benefiting from being just a short walk from the centre of the village, yet 'tucked away' along a private road, just off St Peters Road.

Village amenities include two public houses (one being recently renovated gastropub, 'Harbour House'), a highly regarded primary school, sailing club and regular passenger ferry to the thriving town of 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 distant 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)

Steps rise from the driveway to a recessed front door, leading into the:-

### FIRST FLOOR

#### RECEPTION HALL

Porcelain tiled flooring, radiator. Door leading to the:-

#### CLOAKROOM/WC

Tiled flooring. Low flush WC, wash hand basin with vanity unit and chrome wall-mounted mixer tap. Heated towel rail, obscure double glazed window, integrated storage cupboard, full height mirror.

#### LIVING ROOM

18'11" x 18'6" (5.77m x 5.64m)

A stunning double aspect living room with feature recessed log-effect gas fire and triple double glazed sliding doors leading to the external terrace, through which exceptional elevated water views are enjoyed. Carpeted flooring, two radiators.

#### DINING ROOM

13'3" x 12'7" (4.04m x 3.86m)

The second reception room, currently utilised as the dining room, offering plentiful space and double glazed sliding doors to the balcony. Continuation of porcelain tiled flooring from the reception hall.

#### KITCHEN

28'2" x 18'11" (8.61m x 5.77m)

A truly mesmerising triple aspect, open-plan, vast kitchen featuring modern units with high quality Corian worktops and integrated double Blanco sink with chrome mixer tap and insinkerator, built-in Siemens dishwasher. Two integrated

Siemens ovens with steam function, Siemens combination microwave with warming drawer, integrated Siemens coffee machine with warming drawer, integrated Siemens five ring gas hob and multizone induction hob. Siemens extraction unit which rises from the island unit. Integrated Siemens full height fridge and freezer. Fabulous views are enjoyed from this truly light and airy room boasting immediate access out onto the large balcony via sliding and bi-folding doors. Continuation of porcelain tiled flooring, two radiators, loft hatch.

### BALCONY

A large balcony extending the full width of the property. Stairs provide access to the lower terrace/hot tub area.

From the central reception hall, a return staircase leads down to the ground floor. A large double glazed window brings in much natural light, which feeds downstairs.

### GROUND FLOOR

#### HALLWAY

Providing access to all bedrooms (two of which en-suite), family bathroom, and utility room. Large under stair storage space housing fuse box, and useful hallway cupboard with shelving.

#### FAMILY BATHROOM

A four piece suite comprising low flush WC, walk-in shower with integrated overhead shower unit and glass enclosure, ceramic wash hand basin with vanity unit and chrome mixer tap, and bath. Obscure uPVC windows to rear elevation. Heated towel rail, wall-mounted electric mirrors, extractor fan.

#### UTILITY ROOM

11'6" x 10'11" (3.52m x 3.33m)

A most useful room comprising modern off-white wall and base units with integrated double Steel Queen sink and chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Large linen cupboard. Roof lantern providing much natural light. Tiled flooring. Two Baxi combi boilers, Espirit hot water tank.

#### PRINCIPAL BEDROOM

17'9" x 10'10" (5.42m x 3.32m)

Double aspect in nature, with sliding doors to both elevations. Integrated wardrobe.

#### WALK-IN DRESSING ROOM

8'3" x 7'0" (2.54m x 2.15m)

A most useful addition, with high quality steel tubing clothes racks.

#### EN-SUITE

A three piece suite comprising walk-in shower cubicle with integrated overhead showerhead and glass enclosure, low flush WC and wall-mounted double sink with chrome mixer taps and large touch screen electric mirror. Heated towel rail, integrated shelving, extractor fan, tiled flooring. Electric underfloor heating.

## BEDROOM TWO

15'10" x 14'11" (4.85m x 4.56m)

Large double bedroom with radiator, carpeted flooring and triple panel sliding doors to the patio area. Through to the:-

## EN-SUITE WET ROOM

A three piece suite with skylight, comprising walk-in shower cubicle with integrated overhead showerhead and glass enclosure, low flush WC and wall-mounted double sink with chrome mixer taps and large touch screen electric mirror. Heated towel rail, wall-mounted cupboard, extractor fan, tiled flooring. Electric underfloor heating.

## BEDROOM THREE

12'5" x 11'8" (3.80 x 3.58m)

Another double bedroom with integrated wardrobe with sliding doors. Carpeted flooring, radiator. Sliding double glazed doors leading to the lower ground floor patio and garden.

## BEDROOM FOUR

11'0" x 9'3" (3.36 x 2.83m)

A double bedroom with carpeted flooring and radiator. Double glazed door to the lower ground floor patio and garden.

## THE EXTERIOR

### FRONT

Double hardwood gates lead into the tarmac driveway, with parking for several cars. The drive sweeps round to the double garage, with neighbouring shed and storage area. The boundary is a row of mature trees and shrubs and provides much privacy.

### REAR

A two tiered, level, landscaped garden boasting a fantastic sunny south westerly aspect, bordered by fencing and with a wide variety of trees including cherry, plum, damson and apple, in addition to mature shrubs, plants and a particularly high traditional walled border to one side. Terrace with hot tub. A great space to relax and enjoy the afternoon sun.

### GARAGE

19'7" x 19'1" (5.97m x 5.82m)

Double garage with shutter door and power supply.

### SUN ROOM

An ideal office or studio with underfloor heating and power supply.

### GREENHOUSE

Power and water supply.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water and drainage are connected to the property. Telephone points (subject to supplier's regulations). LPG gas fired central heating. High speed fibre internet.

### COUNCIL TAX

Band F - Cornwall Council.

### TENURE

Freehold.

## VIEWING

Strictly by prior appointment with the vendor's sole agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

## DIRECTIONS

Follow the A39 from Truro towards Falmouth, after passing the Norway Inn at Perranarworthal, take the left hand turn signposted towards Mylor Bridge. Continue through Mylor Bridge and follow the signs for Flushing. Fifty metres after entering the 20 mile an hour speed limit zone, you will see a right hand turn marked for Falmouth Boat Yard. The access to the property is on this junction off St Peter's Hill Road, between two granite pillars. 'Downside' is the first house on the right, once through the gateway.











# Floor Plan



Illustration For Identification Purposes Only. Not To Scale  
 \*Floorplan Drawn According To RICS Guidelines