



15 Coventry Road

Flushing



15 Coventry Road, Flushing, Falmouth, TR11 5TX

Located in the heart of the sought-after waterside village of Flushing, just across the river from Falmouth, with the harbour and sailing activity just moments away, this charming two-bedroomed cottage features some original detailing, a wood burner and a sunny terraced garden.

Distances

Flushing quay – 150 yards;
Mylor Yacht Harbour (via coastpath) - 2; Mylor Bridge – 2;
Tremough campus (university) – 4; Falmouth – 5;
Trebah Gardens (Helford river) – 8;
Loe Beach watersports – 9.5; Truro – 10;
St Mawes – 15 (via ferry);
Cornwall Airport (Newquay) - 29

(All distances are approximate and in miles)

The location

The picturesque waterside village of Flushing occupies a beautiful south-facing position across the water from Falmouth, enjoying far-reaching views over the Carrick Roads and easy access to one of Cornwall's finest sailing waters. Bordered by open countryside to the north and east, the village offers a rare combination of coastal charm, village community and immediate access to the Fal Estuary.

Steeped in history, Flushing dates back to the 17th century when Dutch craftsmen arrived to build piers and sea walls, later settling in the village. It subsequently became a fashionable and refined address, home to many of the captains of the Packet Ships. Today, Flushing retains much of this character, with an attractive mix of renovated 17th and 18th century houses, period cottages and narrow winding streets leading down towards the waterfront.

The village is well known for its particularly sunny southerly aspect and is reputed to enjoy one of the mildest climates in Britain. Its sheltered position and waterside setting make it especially appealing to those seeking a lifestyle close to the water, whether for sailing, paddleboarding, coastal walks or simply enjoying the ever-changing activity of the harbour.





Local facilities include a convenience store, two public houses and a popular quayside restaurant, together with a primary school, church and chapel. A regular passenger ferry provides a charming and practical link across the water to Falmouth, giving easy access to the town's wider range of shops, restaurants, beaches, schools, rail links and cultural amenities without losing the quieter village atmosphere.

For sailing and boating enthusiasts, Flushing is particularly well placed, with an active sailing club within the village and Mylor Yacht Harbour nearby. The surrounding area also offers scenic creekside and countryside walks, including routes towards Mylor, Restronguet and the wider Fal Estuary, making Flushing one of the most desirable and characterful waterside villages on the south Cornish coast.

The property

- Set within the centre of this waterside village
- Characterful and charming
- Living / dining room with woodburner, sash window, exposed original beams and slate floor, creating a charming and characterful main reception space
- Kitchen with timber worktops and slate floor
- Ground floor bathroom and understairs storage cupboard
- Spacious principal bedroom with vaulted ceiling and exposed original beams
- Second bedroom with large cupboard

The garden

- Level area adjacent to the rear of the cottage with granite steps leading up to the garden
- Elevated private enclosed patio garden with steps leading from the cottage with well stocked borders
- Shed

Tenure, services and general information

Freehold. Mains water, drainage and electricity. Oil fired central heating. New boiler in 2023.

Broadband: FTP (source: www.openreach.com/fibre-checker/my-products)

Council tax: band B

What 3 Words ///gain.frozen.pump

Directions

Upon entering the village, turn left at the bottom of the hill into Kersey Road. Take the first right into Coventry Road. Number 15 is located halfway along on the left-hand side. Nearby street parking can be found throughout the village.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Denotes restricted head height

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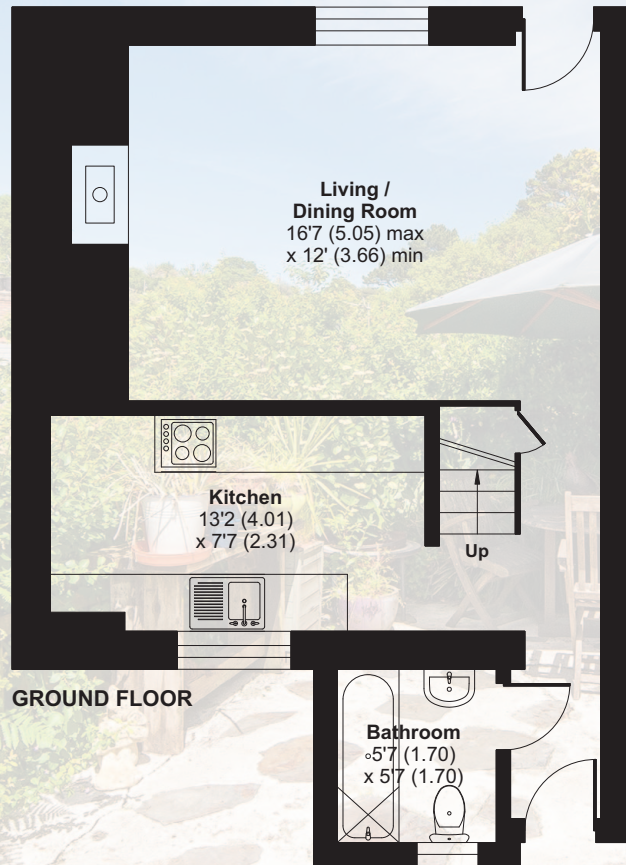
Main House = 720 sq ft / 66.9 sq m (excludes void)

Limited Use Area(s) = 21 sq ft / 2 sq m

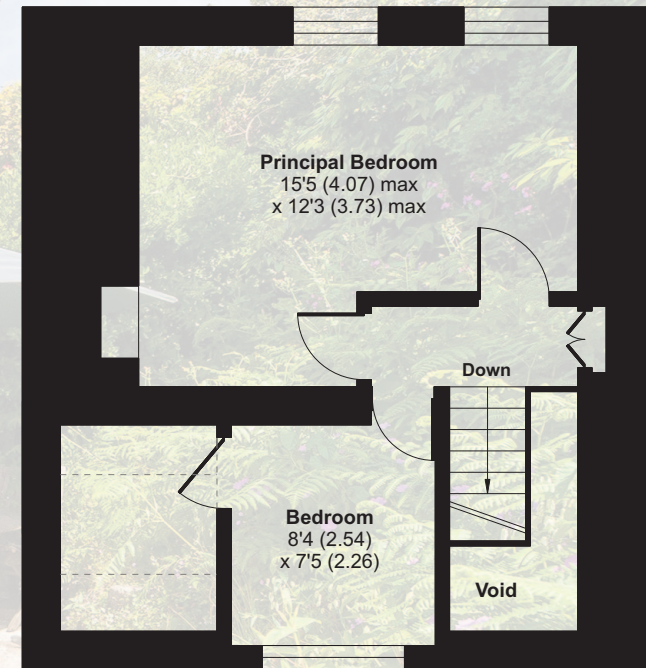
For identification only - Not to scale

FIXTURES AND 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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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Shore Partnership Limited. REF: 766861



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