



Heather & Lay

The local property experts

24 Coventry Road, Flushing, Falmouth, TR11 5TX

One of Flushing's oldest and most historic homes, renovated and expanded to exacting standards and without expense spared, to create an exceptionally stylish and comfortable home with spacious four/five-bedroom, three reception room accommodation, complete with two staircases and an inspired studio. Glorious, large, walled South facing garden, all within a few paces from the harbourside.



FALMOUTH TOWN	5 MILES
PENRYN	3 MILES
TRURO	11 MILES
NEWQUAY AIRPORT	30 MILES
EXETER	100 MILES

- Exquisite detached, listed cottage
- Heart of prime waterside village
- Stylish, no expense spared restoration & refurbishment
- Beautiful four-bedroom interior with two staircases
- Three living rooms plus a superb studio
- Three shower rooms/WCS
- Duck egg blue fitted kitchen/dining room with Range
- Glorious, walled South facing rear garden
- A few paces from the slipway & harbour
- Origins from one of Flushing's oldest, most historic homes



THE LOCATION

The Sands lies in the heart of this most sought-after waterside village, beside the primary school and just a few paces from the harbour and slipway. Flushing is a popular and highly desirable place to live, a short year-round foot ferry ride across the harbour from Falmouth. The village has an active local community and good everyday facilities such as the primary school, church, two pubs, a general store as well as a quayside restaurant. The Food Barn at Tregew, about a mile away; it's a Saturday produce market, where over 20 stalls come together to offer inspired and varied produce that is high in quality and encourages a supportive environment. There are doctor and dentist surgeries, a post office and newsagent, hairdressers, award-winning butcher's shop plus a fishmonger. The Village Hall has an extensive programme that includes exhibitions, a history group, keep-fit classes and monthly cinema showings. There are also several local clubs, tennis courts, a bowling green, playing fields, plus a regular bus service running to Falmouth and Truro. Small wonder that the Sunday Times has named Mylor Bridge as 'One of the Best Places to Live' and that it is one of the most desirable villages around. The village is located approximately 4 miles from the harbour town of Falmouth and 8 miles from the Cathedral City of Truro. Flushing, with its public slipway, is ideally placed for access to Falmouth harbour, the Carrick Roads and all tributaries of the River Fal, providing arguably some of the finest sailing waters available. There are a number of local sailing clubs and a gig rowing club whilst Mylor harbour is about a mile and a half away and provides excellent facilities including a marina with pontoon and swinging moorings, chandlers and a full range of marine services. The village is a sociable and inclusive place, popular with those residing permanently and also loved by those requiring a home for holidays. Flushing Arts group has a varied calendar of events and workshops whilst the annual village pantomime provides opportunities for amateur dramatics and fun! The cathedral City of Truro is approximately 11 miles away and provides an excellent range of shopping and schooling facilities together with a mainline rail link to London Paddington.

THE PROPERTY

We are excited to be selling this fantastic home. Of the 33 Grade II listed properties in Flushing, The Sands, 24 Coventry Road must be one of the oldest and most historic. It is so called because centuries ago The Sands lay beside the water, with its origins as a humble ferryman's cottage, plying trade between the banks of Falmouth and Flushing. Flushing stands on land that has been owned by the Trefusis family since the 12th Century. The village as a settlement dates back to the mid-17th century when John Trefusis engaged Dutch engineers to expand the village seawards, and build quays that would attract shipping. The village's significance was greatly enhanced by the arrival of The Packet Service in 1688. By the late 1700s there were up to 40 Packet ships and most of their captains and crew lived in Flushing and the Trefusis family developed the village to accommodate this. The Sands today bears little resemblance to the original dwelling here. It has evolved in recent years into a delightful, spacious home, restored to exacting standards and expanded with no expense spared, to an inspired design, with work carried out by respected Marnick builders. Accommodation is flexible with its two staircases and four/five bedrooms including a bedroom suite on the ground floor. 'Living' space is delightful and sociable where the 24' sitting room and inspiring studio flow beautifully out onto the granite terrace and walled garden, through French Doors. The bespoke kitchen/dining room is in duck egg blue, with an oil-fired Range and floors on the ground floor are porcelain tiled. The standards of presentation are exceptional, and all is comfortable and luxurious with three shower/bathrooms and a utility room. To the rear, facing South and West, is a wonderfully established and richly stocked walled garden with quality workshop at its end. All in all, an outstanding village home, of a quality and style that will likely impress the most discerning of home buyers..

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Painted wooden stable door with diamond window into.....

ATTRACTIVE GABLED ENTRANCE VESTIBULE

Porcelain tile floor, coat hooks, painted panelled door with old brass rim lock.

HALLWAY

Continuation of tile floor. Door to shelved pantry/store. Sliding door to left into kitchen, to studio and beyond and door to right, into study/bedroom and glazed and panelled door ahead to...







SITTING ROOM

A glorious room, facing South and West overlooking the garden via two double glazed painted hard wood windows and via double glazed French doors leading out onto the terrace and garden. Continuation of porcelain tile flooring. Fireplace with inset oil-fired living coal flame fire, timber mantle. Recessed, spotlit book shelving beside. Two radiators.

Turning staircase to first floor.

STUDY/BEDROOM

Multipane sash window to front. Spotlit ceiling.

KITCHEN/DINING ROOM

A superb quality, duck egg blue fronted range of base and eye level cupboards and drawers, with easy access corner carousels. Glazed cabinet. 'Franke' twin stainless steel sinks with swan neck and flexible spray tap. 'Bosch' integrated dishwasher. Quality composite worktops. Space for fridge/freeze. Oil-fired 'Heritage' Range boiler/cooker. Multipane sash window and bi-folding doors out to the front courtyard. Wide folding glazed doors into....

THE STUDIO

An inspired space with high beamed ceiling and twin skylights, under heated porcelain tile floor. French doors with side panes, out into the rear garden. Porcelain sink with cupboards beneath. Recessed book shelving.

From the kitchen a granite step through a ledged and braced door with glazed pane into...

VESTIBULE

With secondary staircase and independent entrance door to the covered courtyard. Continuation of tile floor. Coat hooks. Spotlit ceiling. Bespoke doors to bedroom, wet room/WC and....

UTILITY ROOM

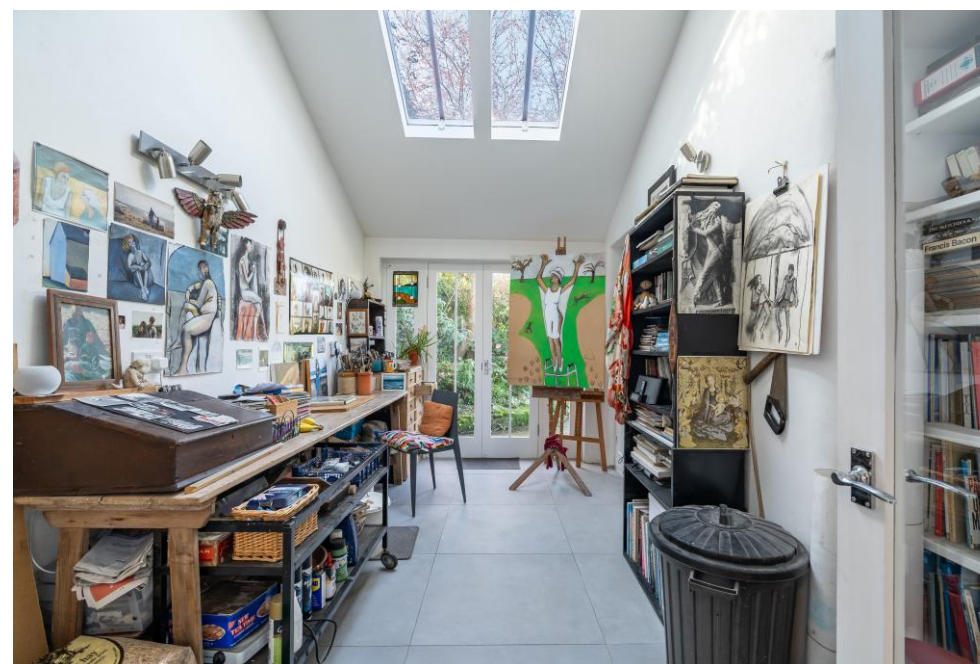
Porcelain Belfast sink. Base cupboard, work tops and space and plumbing for washing machine and tumble dryer. Extractor.

WET ROOM/WC

Step free, wall and floor tiled with a boiler fed shower. Dual flush, concealed cistern WC, hand basin. Chrome heated towel radiator. Spotlit ceiling. Extractor.

BEDROOM FOUR

Carpeted and under floor heated. Two twelve pane sash windows to front garden and sweet multipane shuttered window to side.





FIRST FLOOR

From the sitting room stairs rising to the....

LANDING

With dormer window overlooking the rear garden. Painted boards and carpeted. Access to eave cupboard. Painted panel doors To two bedrooms and....

SHOWER/BATHROOM

Super room with dormer window overlooking the rear garden. White four-piece suite comprising large corner bath with seat, mixer tap and shower attachment. Walk-in tiled shower cubicle, curved glass screen and entrance. WC and porcelain hand basin with cupboard beneath. Door to shelved, lit airing cupboard. Shaver point/light. Chrome heated towel radiator.

BEDROOM ONE

Twelve pane sash window to front. Shelved cupboard. Radiator.

DRESSING ROOM/BEDROOM FIVE

Painted wooden boards. Radiator.

Old painted braced door to.....

BEDROOM TWO

Painted floorboards. Sixteen pane window to front and sixteen pane window into studio.

Radiator. Access to loft space Built-in wardrobe.

Doorway to...

SECOND LANDING

A delightful space, accessed via a twice turning staircase from the ground floor vestibule.

Loft access. Doors to bedroom three, shower room/WC and boiler/store cupboard, housing the pressurised hot water system.

BEDROOM THREE

Twin, twelve pane sash windows to front overlooking the courtyard garden. Extensive built-in wardrobe and cupboard space. Radiator.

SHOWER ROOM/WC

Skylight. White three-piece suite comprising WC, porcelain hand basin with cupboard beneath. Walk-in tiled boiler fed shower cubicle, curve glass screen. Chrome heated towel radiator. Medicine cabinet.









OUTSIDE

FRONT

A pretty, walled garden with twin gates on to flint chippings and porcelain step to front door. Beds and borders of camellia and rhododendron.

REAR

A delightful, level and private South facing walled garden, full of establishment and treasures with a fantastic large granite paved terrace which lies beside the cottage, accessed via French doors from both the sitting room and studio providing a sheltered sunny space on which to relax and entertain. Area of lawn, high walled to one side and richly planted with shrubs, plants and small trees including palms, an olive, fern, bamboo, magnolia and rhododendron. There are apple and bay trees, eucalyptus, azalea, hebe as well as many roses and a wonderful old rambling wisteria. Slate edged pond with flag iris, many spring and summer flowering bulbs. Flint chip pathways meander around the garden where there is a second pond, area of gunnera, mimosa and myrtle as well as climbing hydrangea.

At the garden's end is a....

WORKSHOP/STORE 8' x 8' (2.44m x 2.44m) A substantial, no expense spared space with monopitch, fibreglass roof. Power and light.

To the side, a gate to a pathway, leading around to the front of The Sands. Outside tap and power points.

PARKING

It should be noted that the present owners have enjoyed unrestricted parking on the cobbled forecourt at the front of the house, which seems to have been an established tradition over the years, although it is not in the ownership of the cottage.

SERVICES

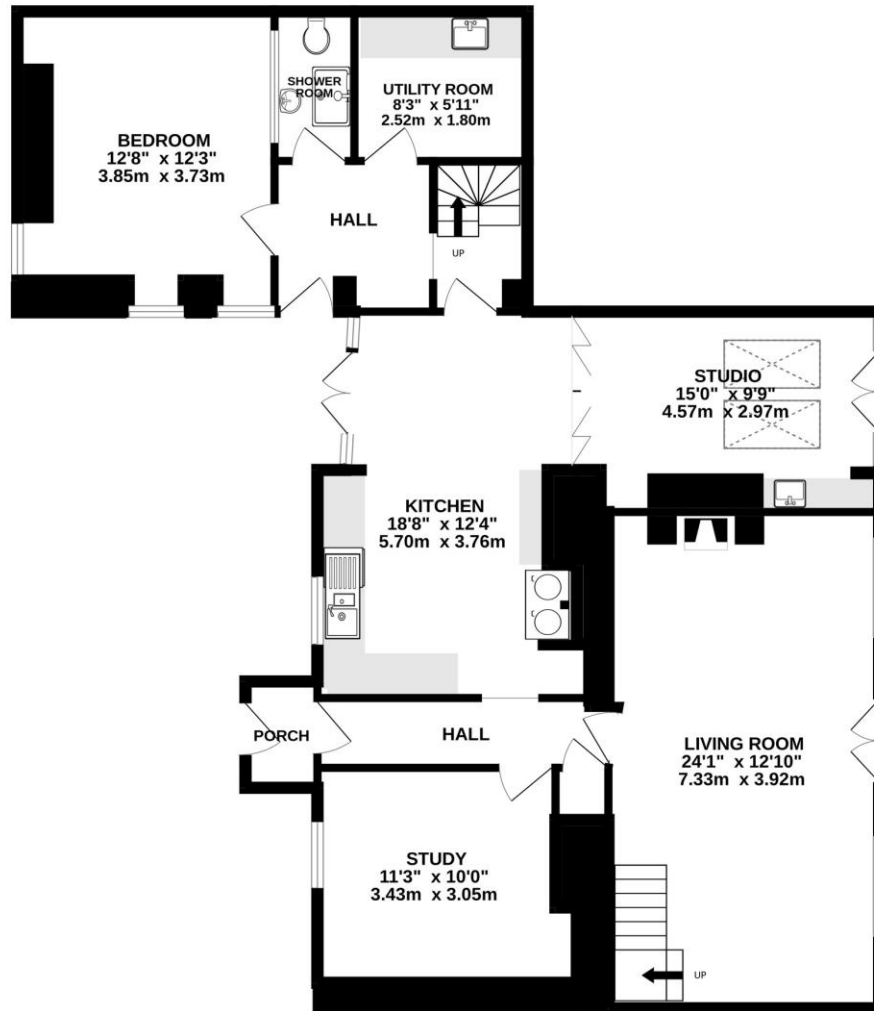
Mains electricity, water & sewerage. Oil-fired heating.

COUNCIL TAX BAND – D

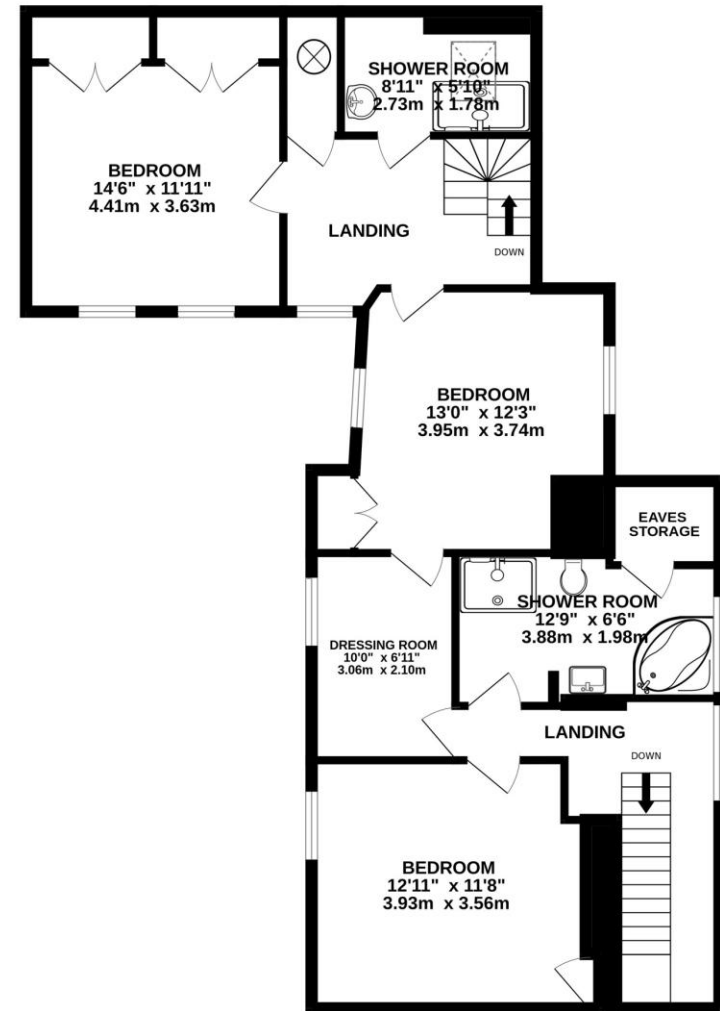
EPC RATING – F



GROUND FLOOR
1162 sq.ft. (108.0 sq.m.) approx.



1ST FLOOR
923 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 2085 sq.ft. (193.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.