



TOM WILLS



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PERSONAL PROPERTY AGENTS

## **Barn Cottage, Trevisson**

Flushing, Falmouth, TR11 5TA

**£725,000**



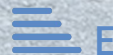
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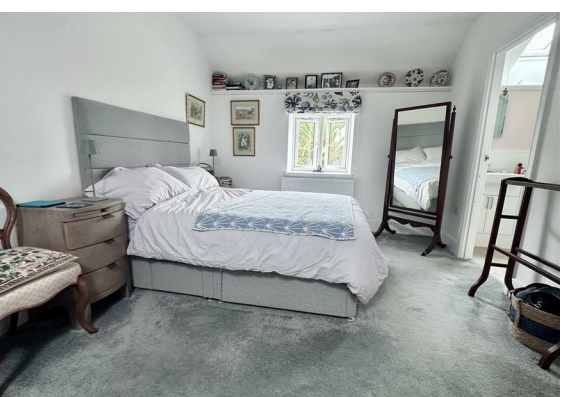
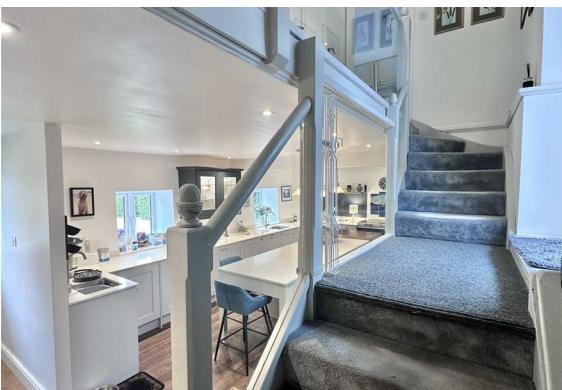
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Barn Cottage, Trevissome. A Sailor's Paradise.

Tucked away in the idyllic riverside hamlet of Trevissome, just yards from the boatyard and slipway, Barn Cottage is a beautifully presented and significantly enhanced barn conversion, formerly an old calving shed and part of the historic Trevissome Country Estate. With a rich maritime heritage and a superb location near the waterside, this unique home offers stylish, spacious accommodation and a rare lifestyle opportunity just 650 yards from the water.

Over the past four years, the current owners have carried out a programme of thoughtful and high-quality improvements and alterations, blending character with contemporary comfort. A standout feature is the superb enlarged kitchen/dining room, designed for both everyday living and entertaining. Upstairs, a recently constructed sun room offers a peaceful retreat with views across the landscaped garden. Within the garden, a recently built detached studio with en suite shower room provides the perfect home office, guest suite or creative space.







#### KEY FEATURES:

Significantly improved barn conversion 650 yards of the waterside/boatyard with slipway  
2 (potentially 3) double bedrooms & 2 bath/shower rooms plus garden studio with en-suite  
Superb extended and refitted kitchen/dining room  
Recently constructed sunroom  
Detached garden studio/office with en suite shower room  
Beautifully presented and stylishly updated accommodation  
Sunny, generously sized and beautifully stocked rear garden  
Attached garage/store with newly installed utility/laundry area  
Excellent off-road parking including second driveway to the rear  
Part of an exclusive 5-property former 'farmstead'  
Beautiful walks straight from the property  
Close to Falmouth, Flushing & Mylor Bridge – a sailor's paradise  
This is a rare opportunity to acquire a stylish, well-appointed home in a truly incredible setting with both historical charm and contemporary appeal.



#### THE PROPERTY

The accommodation is generous and flexible and comprises two double bedrooms, two bathrooms plus a garden studio with en-suite, a well proportioned living room with dining area with 'Jotul' wood burning stove and stylishly upgraded interiors throughout. Outside, the magnificently stocked and generously sized sunny rear garden is a true highlight, complete with a secondary parking area and offering a private, tranquil setting to relax and unwind.



Further features include an attached garage/store with a recently installed utility/laundry area, excellent off-road parking, and a total of just five properties within this exclusive former farmstead community.

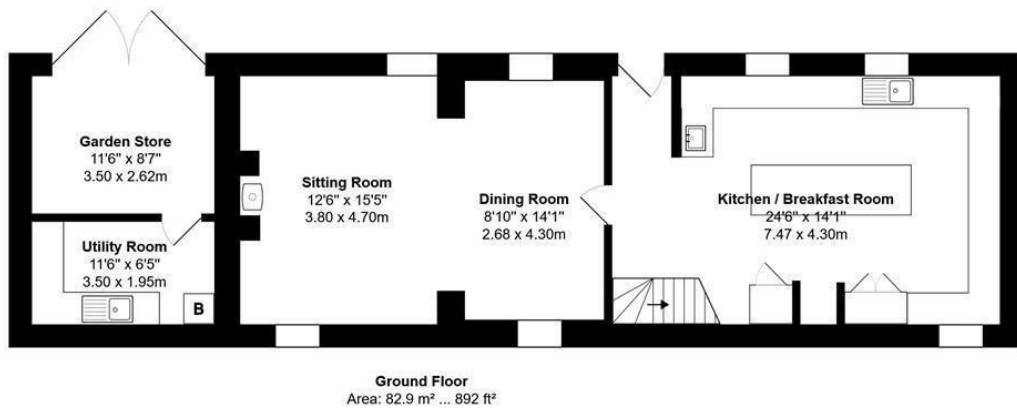
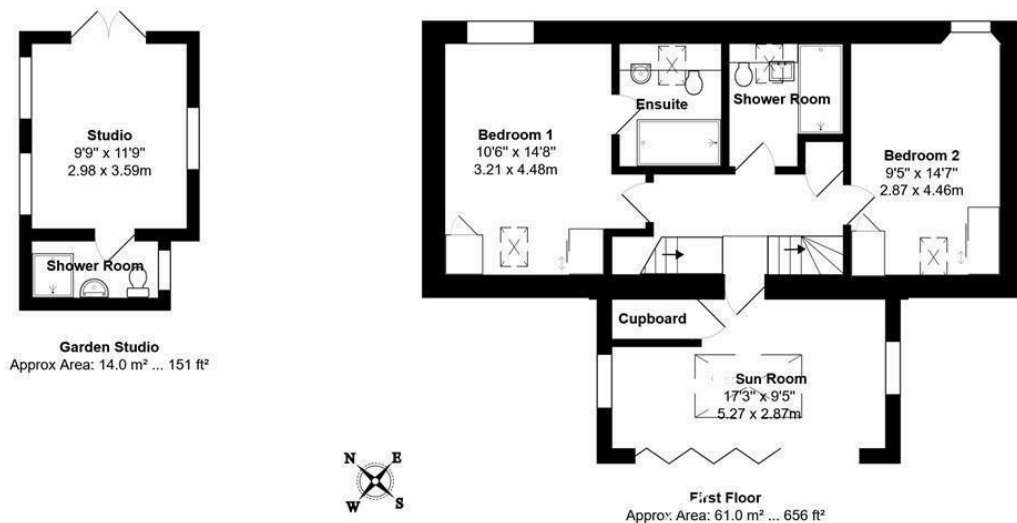
Set in a peaceful, unspoilt location across the water from Falmouth and just over a mile from the sought-after villages of Flushing and Mylor Bridge, Barn Cottage enjoys direct lane access to Trevissome House – a fine Georgian residence and once the home of Captain Dowman, famed for rescuing the iconic clipper ship 'Cutty Sark', now preserved in Greenwich. The nearby estuary path leads to Sailor's Creek and a half-mile scenic walk to Flushing, making this an exceptional location for water lovers and nature enthusiasts alike.

#### ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains electricity and water are connected to the property. Private drainage shared with 3 neighbouring properties plus a separate private drainage system for the garden studio. Oil fired central heating. Council Tax - Band E. EPC rating - 54 (E). Possession - Vacant possession upon completion to coincide with our client's onward purchase (TBC).







Barn Cottage, Trevisson, Flushing, Falmouth, TR11 5TA  
Total Approx Area: 157.9 m<sup>2</sup> ... 1700 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

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