



Weston

50 Trefusis Road | Flushing | Falmouth | Cornwall | TR11 5UB

 FINE & COUNTRY

STEP INSIDE

Weston

A beautifully appointed coastal residence in one of Cornwall's most exclusive waterfront settings, with panoramic views across Falmouth Harbour, the Carrick Roads and beyond.

Occupying one of the finest waterfront positions within the Fal Estuary, Weston is an outstanding coastal residence, beautifully positioned along the highly sought-after Trefusis Road, one of Flushing's most prestigious waterfront addresses. Occupying an enviable front-line setting with uninterrupted views across Falmouth Harbour, the Carrick Roads and out towards the open sea, this remarkable home offers an increasingly rare combination of substantial accommodation, direct waterfront access, extensive foreshore ownership, and exceptional lifestyle appeal.

Finished to an immaculate standard throughout, the property has been thoughtfully and comprehensively enhanced to create a luxurious coastal home that effortlessly combines elegance, comfort and practicality. From almost every principal room, breathtaking views unfold across the ever-changing waters of the Carrick Roads, providing a constant connection to one of Cornwall's most celebrated maritime landscapes.

Offering seven bedrooms, beautifully appointed reception spaces and direct access to the shoreline below, Weston represents an exceptionally rare opportunity to acquire a landmark waterfront home within one of Cornwall's most desirable coastal villages.

The property

The accommodation extends across a generous and highly versatile layout, perfectly suited to both family living and entertaining on a grand scale. Throughout the home, the relationship between the interior spaces and the surrounding waterscape is immediately apparent, creating an atmosphere that feels both calming and endlessly captivating.

Three separate reception rooms provide excellent flexibility, allowing the property to adapt effortlessly to modern family requirements. Whether utilised as formal entertaining spaces, relaxed family rooms, home working environments or additional guest accommodation, each room enjoys its own individual character whilst maintaining a strong connection to the exceptional setting beyond.

At the heart of the home lies a state-of-the-art kitchen, beautifully appointed with premium cabinetry and striking solid granite worktops. Designed with both functionality and entertaining in mind, the space serves as a natural gathering point within the home whilst continuing to enjoy the magnificent coastal outlook.

Across the upper floors, seven generous bedrooms provide substantial accommodation for family and guests alike. The principal bedroom suites enjoy particularly impressive proportions, with two beautifully appointed en-suite bathrooms complementing the accommodation. The principal suite is especially noteworthy, benefitting from a private balcony that projects towards the water and provides a spectacular vantage point from which to enjoy the ever-changing views across Falmouth Harbour, the Carrick Roads and beyond. Many of the bedrooms benefit from commanding water views, creating peaceful and highly private retreats that fully embrace the property's exceptional waterfront position.

Throughout the residence, meticulous attention to detail and an exacting standard of finish are immediately evident, resulting in a home that is ready for immediate occupation without compromise. Furthermore, the property is offered to the market with the significant advantage of no onward chain, allowing a straightforward transition for the next owner.









STEP OUTSIDE

Weston

The gardens

The outside space is every bit as impressive as the accommodation itself. To the rear, well-maintained gardens provide an attractive and highly usable environment from which to enjoy the remarkable views. Expansive seating and entertaining areas create the perfect setting for outdoor dining, relaxation and enjoying the ever-changing maritime activity that defines this unique location.

A particularly rare feature is the property's ownership of a substantial section of foreshore, extending from the gardens down to the water's edge. Steps descend directly towards the shoreline, creating a privileged connection to the sea that very few homes are able to offer. This direct waterfront access significantly enhances the lifestyle appeal of the property, providing opportunities for swimming, paddleboarding, kayaking, boating and enjoying the waters of the Carrick Roads directly from your own land. Opportunities to acquire homes with private foreshore ownership within such an established and desirable waterfront setting are exceptionally scarce.

Boathouse

Further elevating the property's rarity is the benefit of planning consent in perpetuity for the construction of a two storey detached boathouse with accommodation to the first floor, positioned at the water's edge. Full documents and information can be found on the Cornwall planning portal, under reference number PA20/03435.

The views

The views from Weston are quite simply extraordinary. From the principal rooms, bedrooms and gardens, panoramic vistas stretch across the waters towards Falmouth's picturesque waterfront, Pendennis Point and the open waters beyond. The outlook encompasses the Carrick Roads, widely regarded as one of the finest natural harbours in the world, where sailing yachts, traditional vessels and maritime activity provide a constantly evolving backdrop.

Particularly special is the private balcony accessed directly from the principal bedroom, where morning coffee can be enjoyed whilst watching the harbour come to life, and evenings are accompanied by spectacular sunsets over the water. It is a feature that perfectly captures the unique lifestyle afforded by this exceptional waterfront setting. From sunrise across the water to spectacular evening sunsets reflecting across the harbour, the views provide an ever-changing spectacle throughout the seasons and represent one of the property's most defining characteristics.

With sea-facing rooms positioned across multiple levels, the home has been designed to maximise its relationship with the water, ensuring that the remarkable setting remains at the forefront of daily life.



INFORMATION

Weston

Location

Trefusis Road is widely regarded as one of Flushing's most exclusive and desirable addresses, renowned for its exceptional waterfront homes, outstanding views and privileged access to the surrounding coastline. The picturesque village of Flushing remains one of Cornwall's most sought-after waterside communities, celebrated for its charming character, strong sailing heritage and welcoming atmosphere. The village offers a highly regarded public house, waterside café, primary school and regular passenger ferry service to Falmouth.

Directly across the water, Falmouth provides an extensive range of independent boutiques, renowned restaurants, galleries, sailing facilities and cultural attractions. The town remains one of Cornwall's most vibrant coastal destinations whilst retaining its authentic maritime character. Excellent transport links include regular rail services connecting to the national network via Truro, whilst Cornwall Airport Newquay offers domestic and international connections.

Cornwall

Cornwall, on England's southwestern coast, is a region of breathtaking natural beauty, famed for its dramatic cliffs, golden beaches, and turquoise waters. Its coastline stretches for over 400 miles, offering everything from world-class surfing at Fistral Beach in Newquay to peaceful, picturesque coves like Kynance and Porthcurno. Beyond the beaches, Cornwall is rich in heritage and charm, with historic fishing villages such as St Ives and Padstow, the iconic St Michael's Mount, and attractions like the Eden Project. Despite its coastal seclusion, Cornwall is well connected via the A30 trunk road, regular mainline train services to London, and flights from Newquay Airport, making it both a sought-after destination and a practical place to call home.

Services

Mains water and electricity. Oil fired central heating. Private sewage treatment plant. Freehold tenure. Council tax band G. EPC D62.

What 3 words

rush.stores.fees

General information

To view the "Key facts for buyers" report/material information, please see the link titled "Material information".

Important information

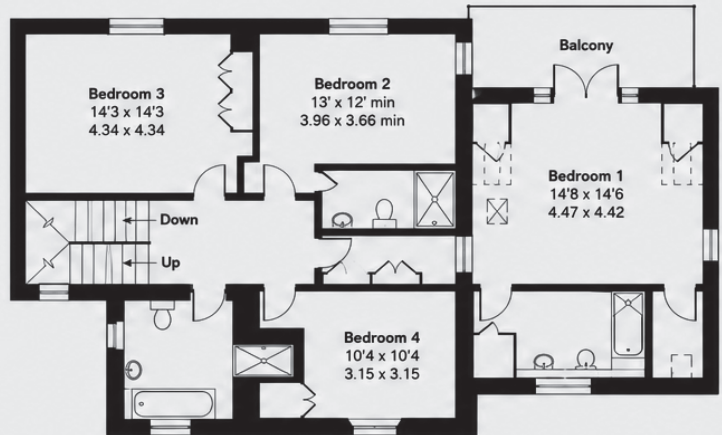
Every effort has been made with these details, but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with Fine & Country Mid-West Cornwall. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks. General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

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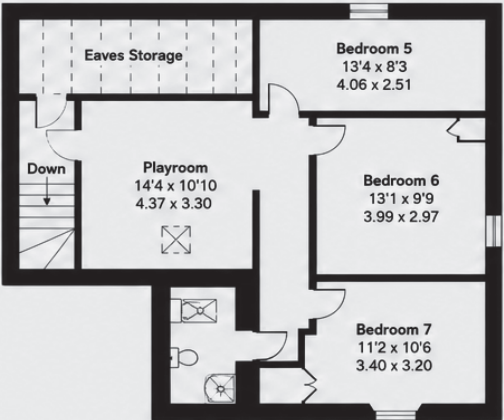
Trefusis Road, Flushing, Falmouth



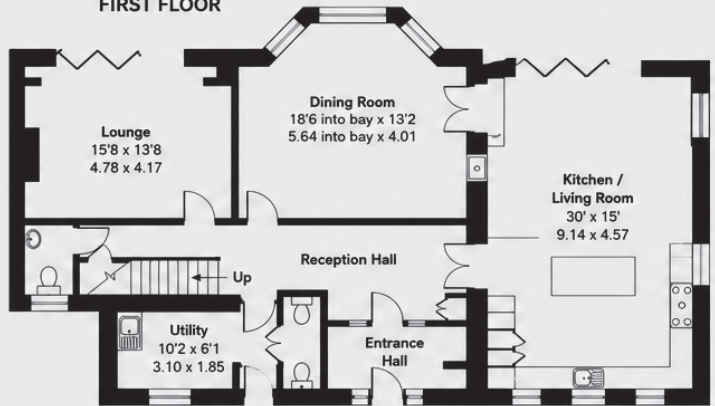
Approximate Area: 3293 sq ft / 305.9 sq m
Limited Use Area(s): 212 sq ft / 19.6 sq m
Garage: 336 sq ft / 31.2 sq m
Outbuildings: 171 sq ft / 15.8 sq m
Total: 4012 sq ft / 372.7 sq m



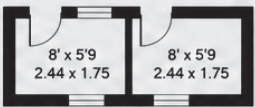
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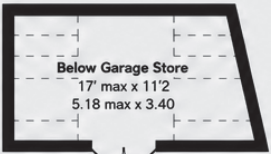
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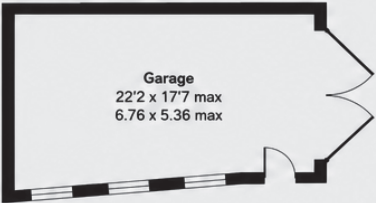
GROUND FLOOR



OUTBUILDING



GARAGE



For Information Purposes. Dimensions are Approximate. Not to Scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 C
39-54	E		
21-38	F		
1-20	G		



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