FOR SALE

Packet Cottage, Trefusis Road, Flushing
Guide Price £500,000

MARTIN&CO

Packet Cottage

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- **ATTRACTIVE STONE COTTAGE**
- **WATERSIDE LOCATION**
- **STUNNING VIEWS**
- **PLANNING FOR LOFT CONVERSION**
- **GARDEN & LARGE GARAGE**

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Located in the heart of Flushing village, this truly delightful stone cottage, full of period details, is located on the riverside, with spectacular views of the River Fal, across to Falmouth's Greenbank.

Entering the property from Trefusis Road, there is an inner porch featuring a very appropriate stained-glass transom of a ship. Moving along the inner hallway, there is a room to your left which is currently used as a bedroom and then you come into a spacious, open dining room, with stairs to the first floor and the kitchen beyond. The dining room has a feature fireplace and mantle, with built-in shelves and cupboards either side. There is a cupboard under the stairs and a window looking into the garden at the rear.

The kitchen is fitted with a range of wall and floor units, with spaces for a fridge and a washing machine. There is also an oil-fuelled aga which provides the hot water. A door leads out to the rear garden.

Climbing the stairs to the first floor, on the half landing there is a WC and a separate bathroom, with an electric shower over bath and an airing cupboard which houses the hot water tank and immersion.

Moving along the landing there is a second double bedroom and then, to the front of the property, there is a magnificent first floor drawing room. The main feature of this room is a wide bay window giving magnificent views across the river and over to Falmouth's Greenbank. There is also a fireplace with a woodburning stove.

Planning permission has previously been granted to continue the stairs up the attic and to convert this space with a rear mansard into a third bedroom. The new owner might then choose to bring the kitchen up to the first floor and have two bedrooms on the ground floor. Currently the attic room is accessed via pull down steps however it is fully boarded and has a Velux window providing natural light.

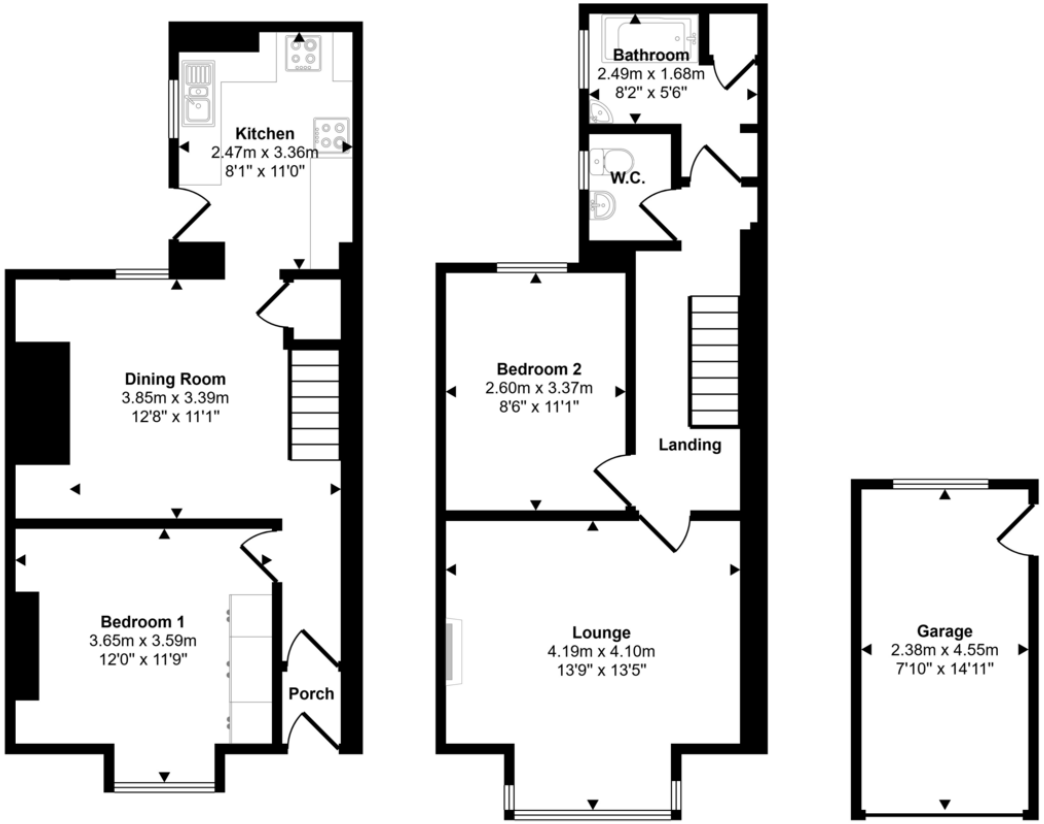
To the rear of the property is a sheltered courtyard garden, fully enclosed and planted with pretty shrubs to create a charming garden for al-fresco dining in the warmer months. At the end of the garden there is a spacious garage along with an informal space to park in front of the garage doors. A garden gate leads out to a private lane which provides vehicular access onto Trefusis Road.

EPC - E
Council Tax Band C
Electric Heating & Hot Water as well as an Oil-Fuelled Aga for Hot Water
Large Garage & Informal Parking Space
Garden
Planning Permission for Loft Conversion

LOCATION

Situated on the banks of the Penryn River, Flushing is a charming, historic, riverside fishing village, known for its picturesque views, stunning landscapes and beautiful sandy beaches, perfect for swimmers, sailors and water sports enthusiasts. Named by Dutch engineers who settled there in the 17th century, the village became well-known as the place where the captains of the Packet Ships and their families resided in splendid townhouses overlooking the river. A lively village, renowned for refined dinner parties and society balls, along with some rather more bawdy entertainments put on for the sailors, Flushing remains today a highly desirable and sociable waterside village with a year round community. The village has two pubs - the Seven Stars and the Royal Standard, a village school, a popular sailing club, a public slipway and a village shop. Local supermarkets can be found in adjacent Penryn, with further amenities in Falmouth, Mylor and, slightly further away in the cathedral city of Truro.

Approx Gross Internal Area
93 sq m / 999 sq ft



Ground Floor
Approx 41 sq m / 444 sq ft

First Floor
Approx 41 sq m / 439 sq ft

Garage
Approx 11 sq m / 116 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The Property Ombudsman