

TOM WILLS
PERSONAL PROPERTY AGENTS

3 Pitick Terrace

Flushing, Falmouth, TR11 5UA

£595,000

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Flushing, Falmouth, TR11 5UA

A harbour facing period house set directly on the Quay in one of the most sought-after positions in Flushing, being sold for the first time in 27 years. The house enjoys unobstructed views across the harbour to Falmouth and its constant boating activity, and lies just yards from the passenger ferry. Well maintained by our clients, it offers approximately 1,310 sq ft of character accommodation over three floors, with two reception rooms, three double bedrooms, parking to the front and a low-maintenance courtyard garden to the rear. Offered with no onward chain.

- Harbourside position on the Quay, among the most sought-after in Flushing
- Unobstructed views across the harbour to Falmouth
- Yards from the passenger ferry to Falmouth
- Parking to the front
- Two reception rooms and ground floor WC
- Three double bedrooms, including a second floor bedroom with en-suite shower room
- Second floor converted with full building regulation approval
- Four fireplaces, one fitted with a woodburning stove
- Low-maintenance rear courtyard garden
- No onward chain

























THE PROPERTY

The front door opens into a hallway leading to the sitting room, which looks directly over the water through a double glazed timber sash window fitted with shutter blinds, and has a woodburning stove set within the fireplace. Behind it, the dining room has a second fireplace flanked by arched alcoves, original timber floorboards and room for a family dining table. A ground floor WC sits off the hallway, which continues through to the kitchen, fitted with a range of units, a double oven and hob, and windows on two sides. From here, a door leads out to the courtyard garden, paved for easy upkeep with a raised bed and a stone boundary wall.

On the first floor, the principal bedroom faces the harbour through another double glazed timber sash window and retains its cast iron fireplace. The second double bedroom, also with a period fireplace, is at the rear, and the family bathroom with separate shower completes this floor. The staircase continues to the second floor, where a generous double bedroom of over 19 ft in length has its own en-suite shower room and access to eaves storage on both sides. This floor was converted with full building regulation approval. Throughout the house, timber sash windows to the front, four fireplaces and many other period features give the accommodation its character, and the house has clearly been cared for by our clients over their long ownership with a recent redecoration throughout.

Perfect for marine enthusiasts, small boat owners or future boat owners, there is a harbour mooring ring a few steps away from the front door, ideal for attaching an outhaul mooring

THE LOCATION

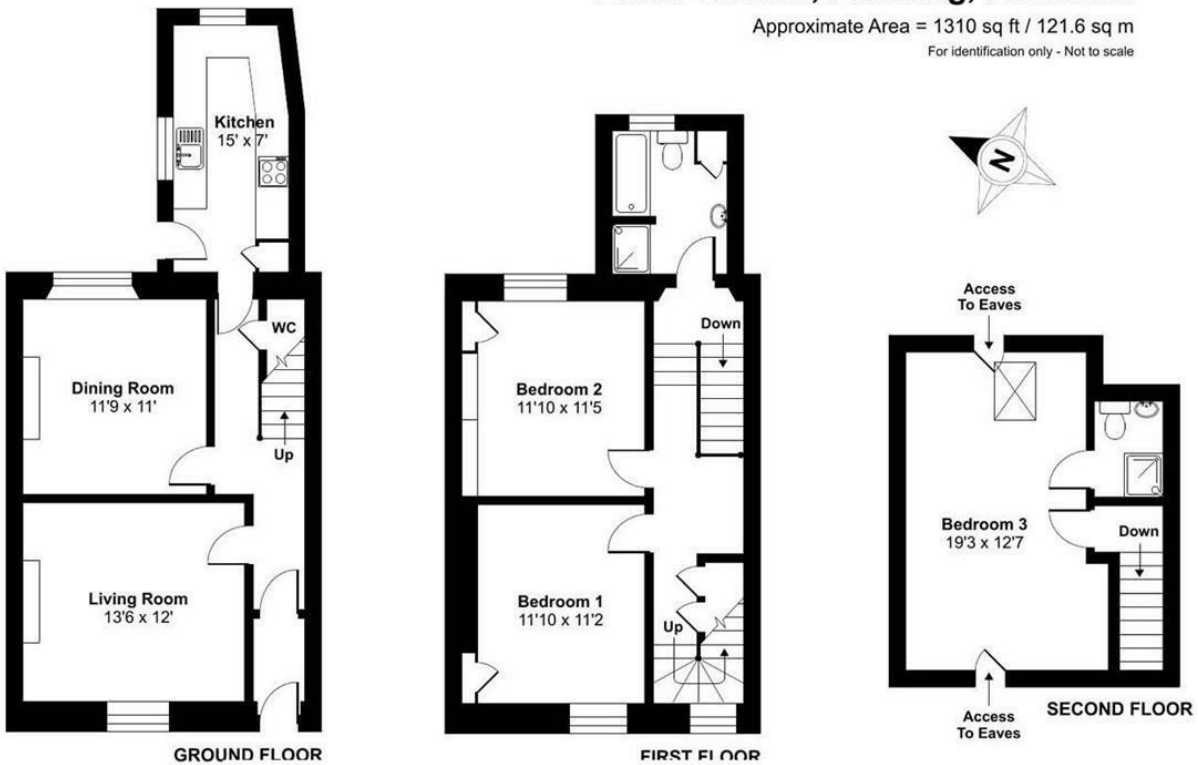
Flushing is a waterside village on the eastern bank of the Penryn River, facing Falmouth across the inner harbour. The village has a shop, pubs, a sailing club and a small beach, with coastal walks out towards Trefusis Point and on to Mylor. The passenger ferry, just yards from the house, crosses to Falmouth's Prince of Wales Pier in a matter of minutes, putting the town's shops, restaurants, galleries and branch line railway station within easy reach without the need for a car. Truro, the county's cathedral city, is within comfortable driving distance.

ADDITIONAL INFORMATION
Tenure - Freehold. Services - Mains electricity, water and drainage are connected to the property. Electric heating. Council Tax - Band D. Possession - Vacant possession upon completion. EPC Rating 33 (F). VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.

Pitick Terrace, Flushing, Falmouth

Approximate Area = 1310 sq ft / 121.6 sq m

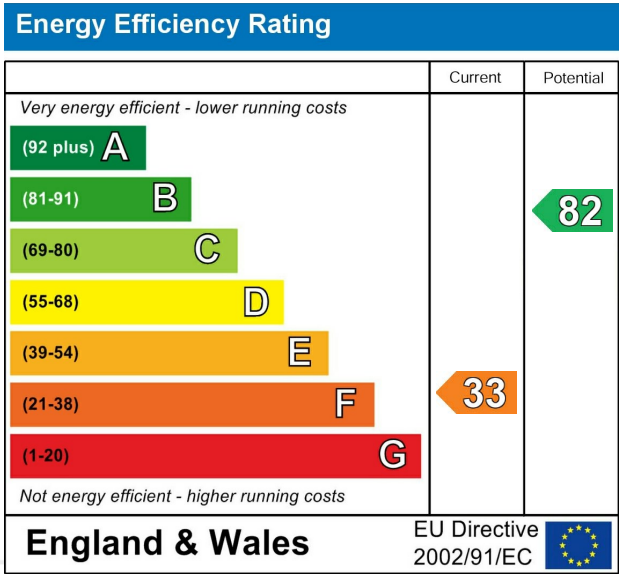
For identification only - Not to scale



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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Energy Efficiency Graph



Viewing

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

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