Laskowski &Co



4 Kersey Road, Flushing, Falmouth, TR11 5TR

Guide Price £350,000

A charming Grade II Listed end of terrace cottage, occupying a desirable position on Kersey Road in the heart of the sought-after harbourside village of Flushing. Offering well proportioned 2 bedroom accommodation rich in character, this delightful period home combines traditional features with a welcoming and practical layout, complemented by a particularly attractive private courtyard garden. Ideally positioned for enjoying the village's waterfront, local amenities and coastal surroundings, the property is offered for sale with no onward chain, making this an appealing opportunity for those seeking a characterful Cornish home in an enviable village setting. Viewing highly recommended!

Key Features

- Charming Grade II Listed end of terrace cottage
- Light and bright accommodation
- Convenient side access and external wash room
- No onward chain
- 2 double bedrooms, 1 bath/shower room
- Moments from village amenities
- Delightful courtyard garden
- EPC rating E











THE ACCOMMODATION COMPRISES

A recessed, arched entrance way with panelling and decorative mouldings, part seal glazed and part panelled entrance door opening into:-

ENTRANCE LOBBY

Light, bright and welcoming with inset matting, quarry tiling and modern metro-style tiling to dado height. Ceiling light, square headed opening with panelled header spanning into main hallway. Ceiling height cupboards housing electrical consumer unit and meter.

HALLWAY

Quality engineered oak-laid flooring, ceiling archway at mid point, column radiator and staircase rising to first floor. Panelled door leading to the living room. Inset downlights, two under-stair storage cupboards with radiator and coat hooks. Opening into the sunroom and further broad square headed opening provides access into the:-

KITCHEN

Continuation of engineered oak flooring and slate-laid tiles to kitchen area. A modern, fitted kitchen with light grey gloss handle-less units set above and below an oak worksurface, with fitted appliances including Bosch electric oven and grill, microwave oven over, inset composite one and a half bowl sink with drainer and mixer tap, built-in Lamona dishwasher, Bosch four-ring induction hob with concealed extractor unit above. Built-in tall fridge / freezer. Contemporary tiled splashback, fixed high level shelving and variation of lighting including inset downlights and pendant light. Casement rear doors providing access onto the courtyard garden and offering much natural light. Further recessed casement window with deep slate sill to side aspect.

LIVING ROOM

A well proportioned and nicely appointed living space with continuation of oak-laid flooring from the hallway, together with further features including four-pane sash windows to front aspect with painted timber shutters, recessed wood-burning stove with slate hearth and floating timber mantel, two arched headed alcoves providing useful storage. Brass wall lights, ceiling light, column radiator.

SUNROOM/DINING ROOM

An incredibly light filled room with two sets of doors providing access onto the enclosed rear courtyard, featuring a pitched roof with Velux windows, engineered oak-laid flooring and neatly fitted WC set behind a sliding and painted timber door, including a low flush WC with inset sink set within the cistern, radiator and ceiling light. Panelled rear entrance door with glazing, column radiator, trio of pendant lights and three wall lights. TV aerial point.

FIRST FLOOR

Galleried to the stairwell below featuring a tall column radiator and casement window at mid landing with shelf over. Pendant light, loft hatch and radiator. Panelled walls leading to bedrooms one, two and main bath/shower room.

BEDROOM ONE

A well sized double room with two sets of panelled, built-in cupboards providing useful storage. Four-pane sash windows to front elevation, radiator, ceiling light.

BEDROOM TWO

Of similar proportions to bedroom one, another double with recessed casement window to the rear elevation with radiator under. Built-in panelled cupboard with storage over. Ceiling light, radiator.

BATH/SHOWER ROOM

A modern, white four-piece suite comprising free-standing roll-top bath with claw feet and floor mounted mixer tap with shower head attachment. Dual flush WC, corner shower cubicle with glazed and curved doors, featuring Triton Excite electric shower and vanity unit with open shelving, square sink with mixer tap, tiled splashback and further matching shelving above. Four-pane sash window with shutters. Heritage-style heated towel rail. Inset downlights and wood-effect flooring.

EXTERIOR

ENCLOSED REAR COURTYARD

A particularly pleasant, sheltered and enclosed courtyard with painted, high stone walls providing ample space for pot plants for decoration and favourably facing south-westerly, capturing much sunlight. Exterior water tap, built-in outdoor barbeque area with quarry tiling, feature fold-away external table. A side pathway provides plentiful storage with deep lean-to housing an encased Worcester combination boiler providing domestic hot water and heating, with the addition of an oil tank adjacent. The granite-laid pathway continues to a painted timber side access leading onto Kersey Road.

UTILITY/WASHROOM

Accessed from a timber door, a particularly useful space housing a WC, wash hand basin with mixer tap and timber counter top providing an opportunity for space and plumbing under for washing machine and dryer, if required. Ceiling light, slim-line window and tilled flooring.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage are connected to the property. Oil fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.







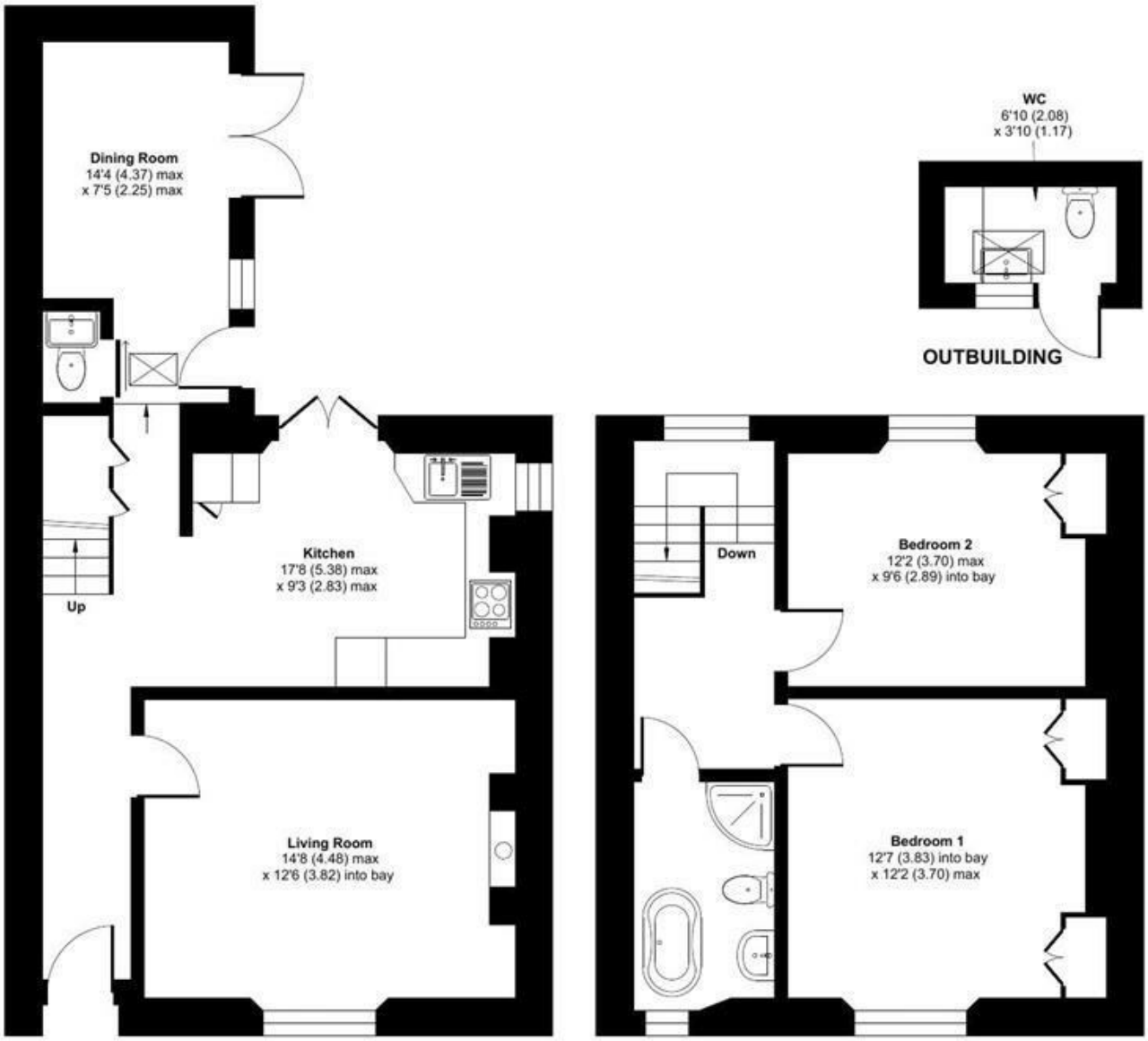




Floor Plan

Kersey Road, Flushing, Falmouth, TR11

Approximate Area = 938 sq ft / 87.1 sq m
Outbuilding = 26 sq ft / 2.4 sq m
Total = 964 sq ft / 89.5 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Laskowski & Company. REF: 1529747