



Strand Cottage Trefusis Road, Flushing

Guide Price £725,000 FREEHOLD



Heather & Lay
The local property experts

THE LOCATION

Strand Cottage sits in a unique South facing position beside the water yet tucked away, with no passing traffic, just 50 yards from the heart of Flushing village. It's an incredible position with a quayside garden and spectacularly good and ever-changing harbour, river and waterfront views. Flushing owes its name to 17th century Dutch builders who came to construct piers and seawalls and settled there. The village subsequently became a place of style and refinement where the captains of the Packet Ships and their families lived. Today the village still retains that touch of class with its tastefully renovated 17th and 18th century houses and narrow winding waterside streets. It also enjoys a sunny south westerly aspect and is reputed to have one of the mildest climates in Britain. Flushing is a popular and highly desirable waterside village, with a short, year-round, foot ferry ride across the harbour from Falmouth and a local bus service linking from Falmouth to the University and Truro. The village has an active local community and good everyday facilities such as a primary school, church, two pubs, a general store as well as a quayside restaurant. Flushing, with its public slipway, is ideally placed for access to Falmouth harbour, the Carrick Roads and all tributaries of the River Fal, providing arguably some of the finest sailing waters available. There are a number of local sailing clubs and a gig rowing club with boathouse. Mylor harbour is about a mile and a half away and provides excellent facilities including a marina with pontoon and swinging moorings, chandlers and a full range of marine services. The village is a sociable and inclusive place, popular with those residing permanently and also loved by those requiring a home for holidays. Flushing Arts group has a varied calendar of events and workshops, the international classical music Concerts hosted by Carrick Concerts are based in the village and the annual village pantomime provides opportunities for amateur dramatics and fun! The cathedral City of Truro is approximately 11 miles away and provides an excellent range of shopping and schooling facilities together with a mainline rail link to London Paddington.



- Unique waterside home
- Wonderful position & spectacular views
- 3 Storey, 3 bedroom accommodation
- Harbour-facing kitchen/dining room & first floor living room
- Spectacular quayside terrace
- Garage & parking space
- Traffic free position 50 yards from village centre
- Requiring modernisation

THE PROPERTY

It is about 30 years since we last sold this memorable waterside home and we are thrilled to do so again. Strand Cottage possesses outstanding attributes which we believe makes it unique within Flushing village. Strand Cottage had its roof replaced in 2023 but the house does require modernisation and has incredible scope to create a magical home by the water within this delightful village and community. Although just 50 yards from the village centre, pub and slipway, Strand Cottage is tucked away at the end of a quay without passing traffic. The property sits beside the harbour with water to two sides and the most amazing 38' x 14' quayside garden and the sunsets seen from the property can be breathtaking. This area is surprisingly private, has steps to the water and a swinging davit to launch a dinghy. What a spot this is, providing the ultimate South and West facing terrace on which to relax, entertain and enjoy spectacular and ever-changing views to excite and uplift. Strand Cottage has three bedroom accommodation on three floors, on the 'top' floor with twin harbour-facing dormer windows. There are two 'living' rooms each with fantastic views: the first floor sitting room and ground floor kitchen/dining room opening out onto the quayside garden. There is a ground floor shower room and a first floor bathroom, together with a 'gold dust' integral garage and parking space outside. We are very excited about this one, knowing it to be a once in a lifetime chance. Offered with no onward chain.





**ACCOMMODATION IN DETAIL
(ALL DIMENSIONS BEING APPROXIMATE)**

Fan light and panelled front door with obscure glazed side screen into..

ENTRANCE HALLWAY

Tile floor with mat well. Obscure glazed door and side panes into..

MAIN HALLWAY

A generous space with turning stairs to the first floor. Under stair cupboard. Radiator. Archway through to kitchen and dining room. Obscure glazed door to garage/utility. Door to.....

SHOWER ROOM/WC

Walk-in shower cubicle, WC and hand basin with cupboard beneath. Shaver point and light. Radiator. Extractor.

KITCHEN/DINING ROOM

15' 10" x 11' 6" (4.83m x 3.51m)

This room enjoys a fantastic position overlooking and accessing the waterside garden and quayside terrace, adjacent Falmouth harbour with spectacular unobstructed and immediate views from large windows and a porthole window, across the harbour and water to Falmouth and via the porthole window, along Flushing's waterfront and up Penryn River. Fitted kitchen units at base and eye level with a stainless steel sink and drainer and the ultimate view for those at the kitchen sink. Built-in double oven and grill, halogen hob, fridge, further built-in cupboards and a plate rack. A peninsula unit defines the kitchen and dining areas. Radiator. Glazed door out onto the terrace.

GARAGE/UTILITY

16' 10" x 9' 0" (5.13m x 2.74m)

Metal up and over door to front. Belfast sink. Space and plumbing for dishwasher and fridge/freezer. Electric meter and tripping switches. Door to cupboard with washing machine and tumble dryer above. 'Baxi' propane gas fired boiler fuelling radiator central heating and hot water supply. Door to outside.



FIRST FLOOR

Turning stairs to..

LANDING

Doors to two bedrooms, bathroom and living room. Turning stairs to second floor.

LIVING ROOM

15' 5" x 13' 7" (4.70m x 4.14m)

A glorious room with spectacularly good views to two aspects, South and West, via three windows overlooking Falmouth harbour and Penryn River with the most engaging and immediate ever-changing outlook across the harbour to Falmouth's waterfront and up Penryn River as well as to Flushing Quay. Fireplace (non functional, chimney has been truncated inside the roof), slate surround with timber mantle and shelving. Two radiators.

BATHROOM

9' 2" x 5' 7" (2.79m x 1.70m)

Coloured three piece suite comprising WC, hand basin and metal panel bath with electric shower over. Obscure double glazed window to side. Door to shelved airing cupboard. Radiator.

BEDROOM ONE

11' 7" x 9' 2" (3.53m x 2.79m)

UPVC double glazed window beside the water with glorious views West over the river to Falmouth and all around. Built-in wardrobe and cupboard space. Radiator.

BEDROOM TWO

9' 6" (2.9m) x 7' 10" (2.39m) reducing to 7' 5" (2.26m) to face of built-in wardrobe and cupboard space. Window to rear. Radiator.

SECOND FLOOR

Small landing with eaves cupboards. Door to..

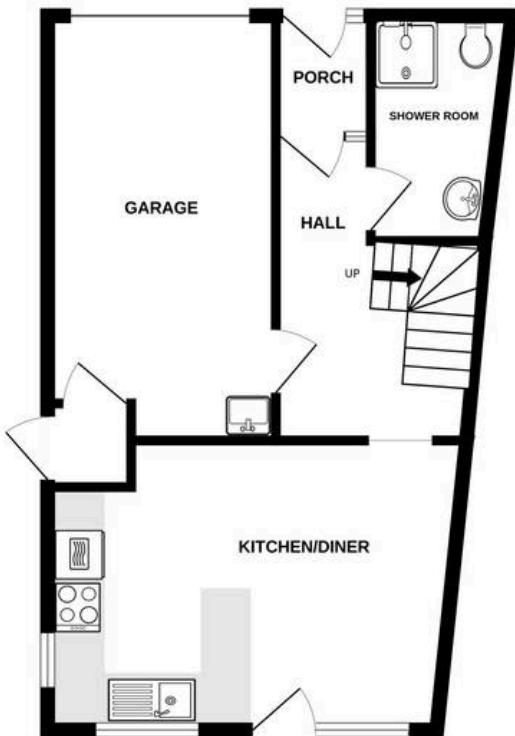
BEDROOM THREE

14' 0" x 11' 4" (4.27m x 3.45m)

With two UPVC double glazed dormer windows and wonderful, near 180° views overlooking Falmouth harbour and shoreline, from The Maritime Museum across Falmouth waterfront and town, over to The Greenbank Hotel, to Flushing Quay and up Penryn River. Built-in timber shelving and recesses. Radiator.



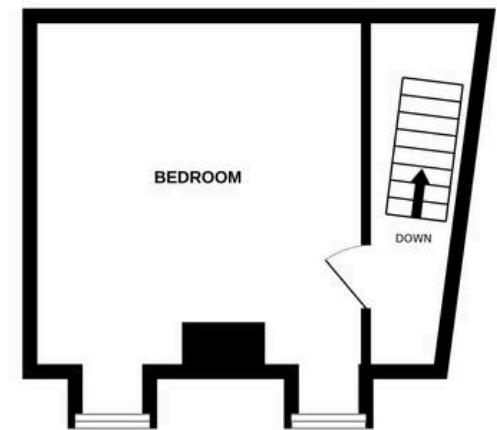
GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



2ND FLOOR
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 sq.m.) approx.

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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QUAYSIDE GARDEN 38' x 14' (11.58m x 4.27m) Spectacularly positioned, facing South and West and remarkably private, set beside the water with low quay walls and the most amazing views over the harbour and river, across to Greenbank, along Falmouth waterfront and up to Penryn. A level paved terrace with raised bed and established shrubs including pittosporum, bay, palm and a climbing hydrangea. Steps to water. Swinging dinghy davit. Waterside pathway to side with door to garage and around to the front of Strand Cottage. To the front is ownership and space to park in front of the cottage and its garage. Tap. Propane gas connection point.

Council Tax band: F

Tenure: Freehold

EPC: G



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