



Shrimp Cottage

Flushing





Shrimp Cottage, St John's Hill, Trefusis Road, Flushing, Falmouth, TR11 5TZ

Enjoying a quiet and tucked away position with the waterside just seconds away, a charming cottage and detached annexe, with the rarity of parking for several cars, a garage and enclosed garden terraces providing wonderful river views towards Falmouth.

Distances

Flushing quay – 140 yards; Mylor Yacht Harbour (via coastpath) - 2; Mylor Bridge – 2;
Tremough campus (university) – 3.5; Falmouth – 4.5; Truro – 9.5;
Cornwall Airport (Newquay) - 29
(All distances are approximate and in miles)

The location

The picturesque waterside village of Flushing occupies a beautiful position across the water from Falmouth, bordered to the north and east by open countryside. Dating back to the 17th century Dutch builders who first came to construct piers and sea walls before settling, the village subsequently became a place of style and refinement where the many captains of the Packet Ships lived. Flushing retains style and taste with renovated 17th and 18th century houses combining with narrow winding streets characterised by smaller houses and cottages. The village also enjoys a sunny southerly aspect and is reputed to have one of the mildest climates in Britain. Local facilities include a convenience store, two public houses and a popular quayside restaurant. Flushing also has its own primary school, church and chapel. A passenger ferry service provides easy access to Falmouth and watersports enthusiasts are well catered for with an active sailing club in the village as well as close proximity to Mylor Yacht Harbour.



The property & gardens

- Semi-detached house with detached annexe
- Originally built in 1958 with annexe renovated and extended in 2020
- Elevated and tucked away location on no-through road just off Trefusis Road
- **Shrimp Cottage:** double aspect sitting room with exposed beams, woodburner and French doors to the patio; dining room with exposed beams; kitchen with integrated appliances and separate utility; triple aspect main bedroom with water views; double aspect second bedroom; family bathroom
- **Little Shrimp:** 2020 completed annexe renovation; sitting room with French doors to a private patio and water views; kitchen / breakfast room; inner lobby; large shower room; outside store/potential utility room.
- Low maintenance patio gardens with contemporary spherical garden studio
- Beautiful views towards Falmouth and over the water from upper garden
- Secret garden area, perfect for a kitchen garden
- Large workshop
- Newly built garage
- Parking for four cars





Directions

Upon entering the village, continue along the waterside and into Trefusis Road. Passing the pub and shop, the road then rises slightly. Turn left into St John's Hill and the property is positioned at the top of the privately-owned lane.

Tenure, services and broadband

Freehold. Mains water, drainage and electricity. Oil fired central heating in Shrimp Cottage (electric heating in Little Shrimp). Broadband: Fibre optic available in postcode.

Shore recommendations

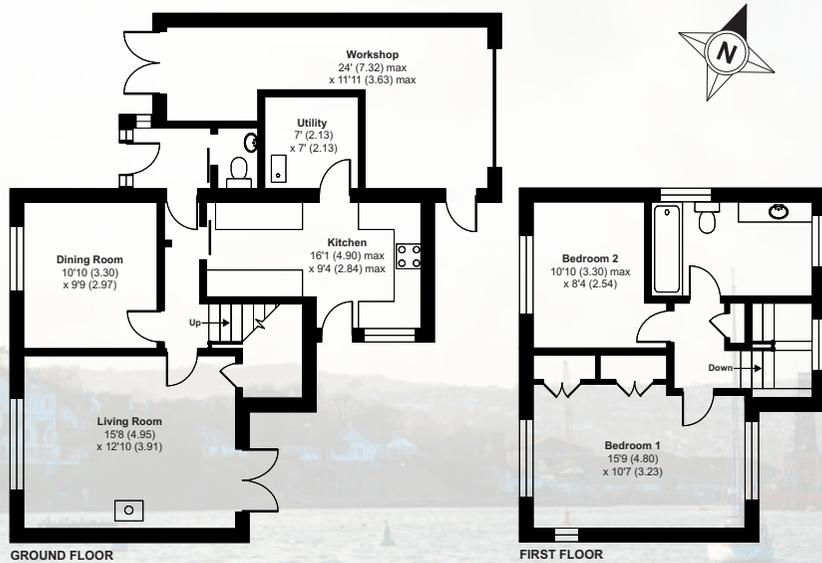
- Walk the South West Coast Path to Mylor Yacht Harbour
- Unrivalled sailing facilities on your doorstep
- Enjoy the numerous festivals including Fal River, Sea Shanty, Oyster and Falmouth Week
- Learn to sail from RYA level 1 to advanced seamanship courses in the sheltered waters of The Carrick Roads.
- Take the passenger ferry across the water to Falmouth





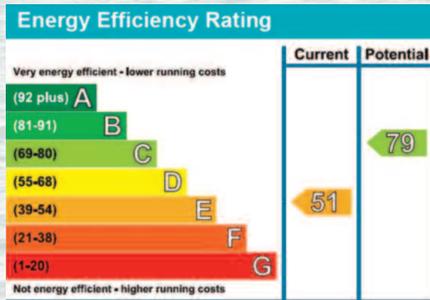
Shrimp Cottage

APPROX. GROSS INTERNAL FLOOR AREA 1101 SQ FT 102.2 SQ METRES (EXCLUDES WORKSHOP)
 APPROX. GROSS INTERNAL FLOOR AREA 1296 SQ FT 120.5 SQ METRES (INCLUDES WORKSHOP)



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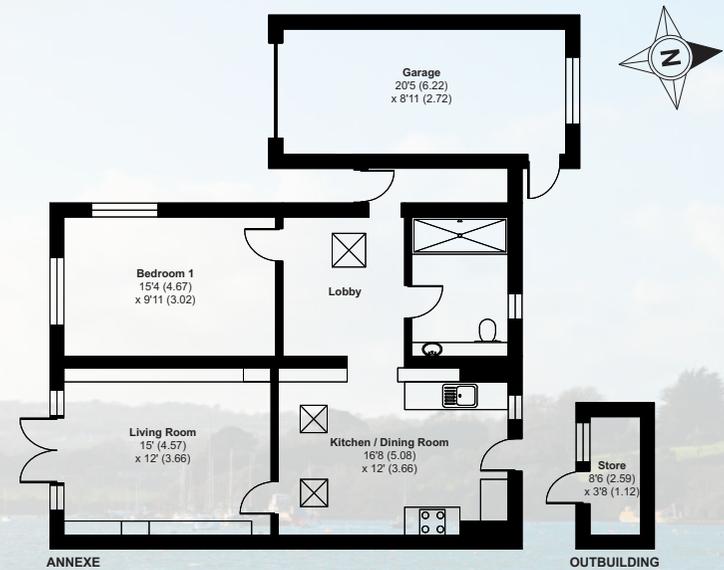


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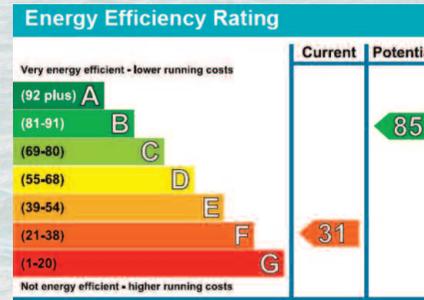
Little Shrimp

APPROX. GROSS INTERNAL FLOOR AREA 775 SQ FT 71.9 SQ METRES (EXCLUDES GARAGE & OUTBUILDING)
 APPROX. GROSS INTERNAL FLOOR AREA 991 SQ FT 92 SQ METRES (INCLUDES GARAGE & OUTBUILDING)



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