



# Forget Me Not

Flushing



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70 Trefusis Road, Flushing, Falmouth, TR11 5TY

*Enjoying direct water access and stunning south westerly views towards Falmouth, this utterly charming and spacious riverside house is located within the heart of Flushing, a beautiful, highly sought-after waterside village.*

Flushing quay – 50 yards; Flushing beach – 0.6; Mylor Yacht Harbour – 1.8; Mylor Bridge – 1.8;  
Tremough campus (university) – 3.5; Falmouth Moor – 4.2; Truro (Lemon Quay) – 9.5;  
Cornwall Airport (Newquay) – 28.7

(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 this 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/delicatessen 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 water sports enthusiasts are well catered for with an active sailing club in the village as well as proximity to Mylor Yacht Harbour.



## The property & gardens

- Heart of the village position
- Attractive double fronted period home enjoying direct water access and uninterrupted water views
- Spacious accommodation over three floors
- Entrance hall with turning staircase
- The open plan living room is cleverly arranged as a comfortable snug area with a wood burner, dining area flowing into a slightly raised sitting room with bi-fold doors that open to the water-fronting terrace providing exceptional views over the interesting marine activity on the Penryn River to Falmouth.
- Galley-style kitchen with beautifully fitted, bespoke and hand-built cupboards, oak tops and AGA with separate 'companion'.
- Study with extensive fitted storage.
- Ground floor WC / wet room
- Nautical style, split-level landing with central spiral staircase
- Superb master bedroom suite comprising spacious bedroom, enjoying the fine water views and benefitting from two sets of French doors opening onto the first-floor balcony
- Well-proportioned en suite bathroom enjoying the water views with separate walk-in shower and further set of French doors to the terrace
- Two further double bedrooms on the first floor, both with painted stone walls and one with built in wardrobes and painted timber panelling
- Bathroom
- Second floor double bedroom with dormer window enjoying the stunning water views with vaulted and exposed beamed ceiling
- Shower room, again enjoying the fine views
- Full width decked terrace, designed to maximise the water views and flow perfectly from the living accommodation via the broad bi-fold doors
- Split-level with step down to water access at high tide or via a ladder at lower tides
- First floor broad terrace, accessed from the master bedroom suite and with steps down to main terrace
- On street parking and the sellers rent two parking spaces on the quay, 50 yards along the road





### **Tenure, services and broadband**

Freehold. Mains water, drainage and electricity.  
Oil fired central heating. Council Tax band E.  
Broadband: Superfast fibre is available.

### **Directions**

Upon entering the village, follow the road down to the water onto Trefusis Road. Forgetmenot is on the right hand side opposite the village shop.





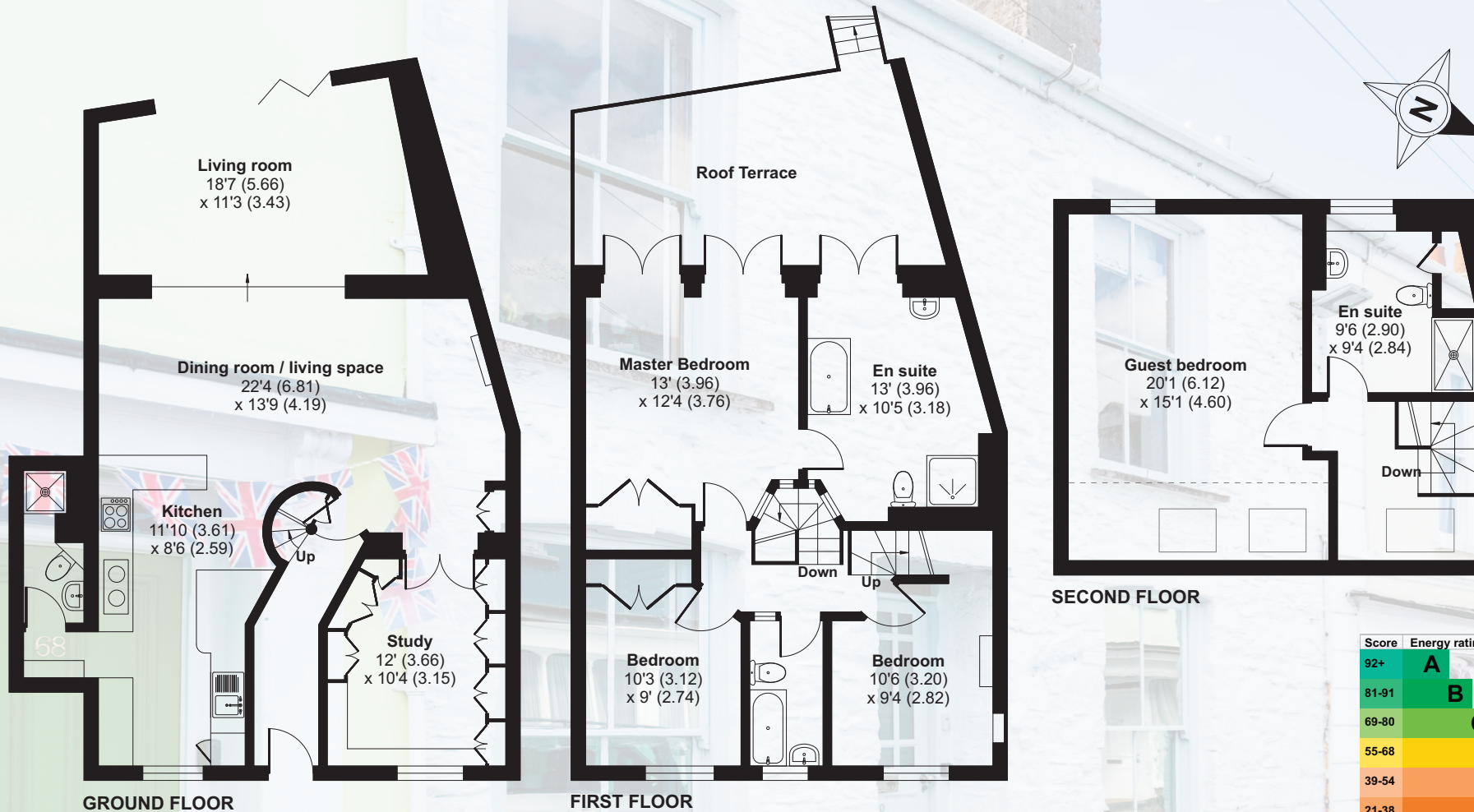




# Forget Me Not, 70 Trefusis Road, Flushing, Falmouth, TR11 5TY

Main House = 1973 sq ft / 183.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2023. Produced for Shore Partnership Limited. REF: 978639

**FIXTURES & FITTINGS** Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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