



# Sunshine Cottage

Flushing



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16 St Peter's Hill, Flushing, Falmouth, TR11 5TP

Enjoying a central and close to the waterside position within the heart of Flushing, this charming and individual residence with direct water access just seconds away features unique three-storey accommodation with three bedrooms, the local rarity of parking for two cars and an enclosed roof terrace.





## The property

- Characterful and highly individual cottage in the heart of Flushing
- Refurbished and well presented
- Open plan living room / kitchen
- Double aspect sitting area with open fire, wall panelling and views to the slipway and water
- Kitchen with fitted appliances, wooden tops and access to the roof terrace
- WC / shower room
- First floor double aspect bedroom with vaulted ceiling and water views
- Two lower ground floor double bedrooms
- Shower room
- Utility room

## Outside space

- Parking for two cars, accessed from the lane at the foot of St Peter's Hill
- Lower terrace with access to the ground floor and steps rising to the main entrance
- Paved and planted entrance area with storage cupboards
- From the parking area the central village slipway is just a few yards away to the left. To the right, and again just a few yards away, steps lead down to the water and outhaul moorings





### Distances

Waterside – 20 yards;  
Flushing quay – 125 yards;  
Mylor Yacht Harbour – 1.5;  
Mylor Bridge – 1.7;  
Tremough campus (Exeter University) – 4;  
Falmouth – 4.5; Truro – 9.5;  
Cornwall Airport (Newquay) - 29  
(All distances are approximate and in miles)

### The Location

Flushing enjoys a sunny southerly aspect and is reputed to have one of the mildest climates in Britain. Local facilities include a convenience store, two highly regarded pubs 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 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.



### Directions

Upon entering the village, continue down St Peter's Hill. As you pass The Royal Standard on your left, proceed around the right hand bend. Sunshine Cottage is on your right, on the corner, and access to the parking is from the lane below.

### What 3 Words

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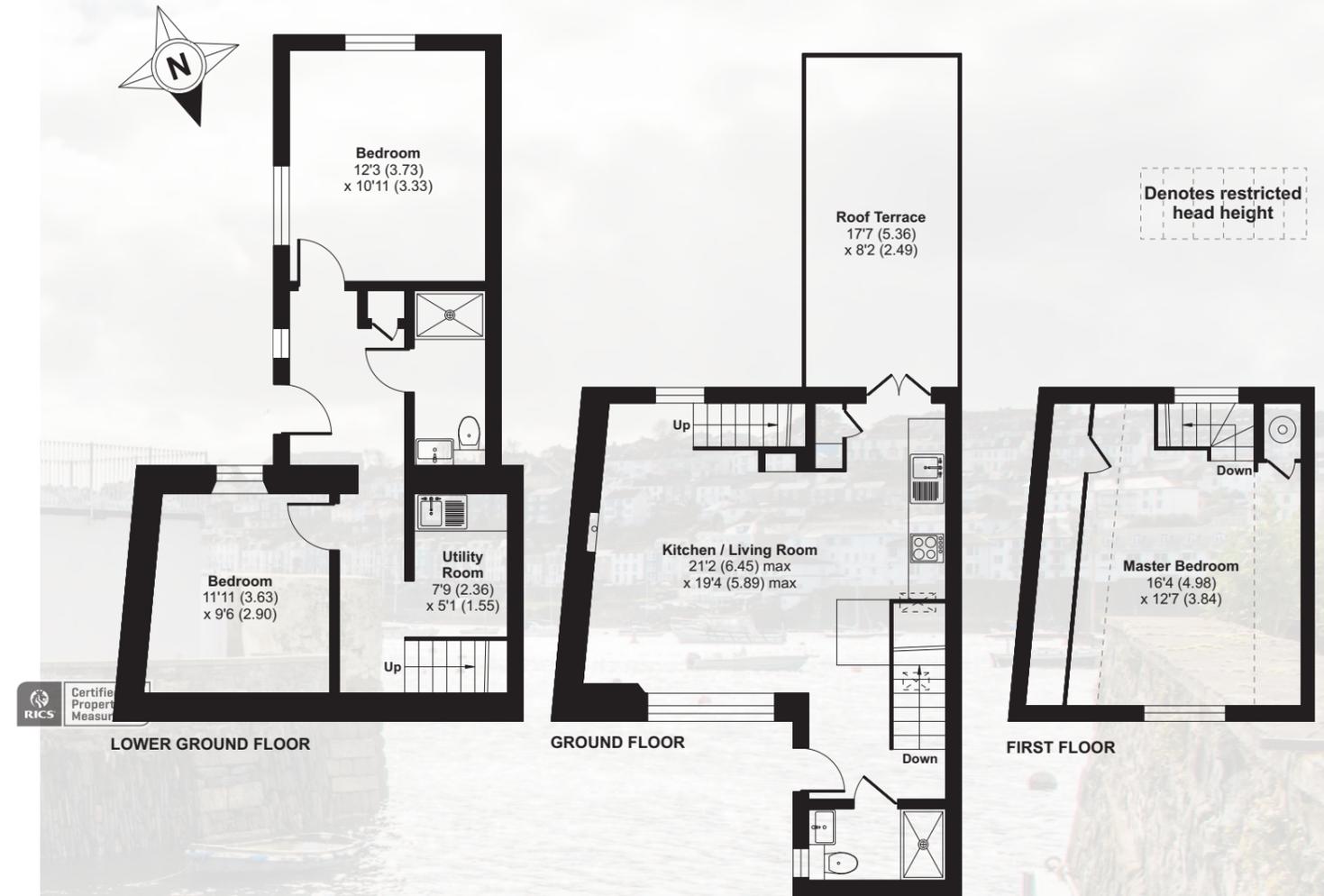
### Tenure, services and broadband

Freehold. Mains water, drainage and electricity.  
Electric radiators in all rooms – centrally controlled.  
Broadband: Ultrafast full fibre available in postcode.



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Main House = 946 sq ft / 87.8 sq m  
 Total = 1041 sq ft / 96.6 sq m  
 Limited Use Area(s) = 95 sq ft / 8.8 sq m  
 Roof Terrace = 144 sq ft / 13.3 sq m  
 For identification only - Not to scale



RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Shore Partnership Limited. REF: 1093757

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	3 G	

**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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## WHERE YOU LIVE MATTERS

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