



# Sea Horses

Flushing







## Sea Horses, 58 Trefusis Road, Flushing, Falmouth, TR11 5TZ

Sensationally positioned waterfront property within the heart of Flushing with huge potential, garage and a southwest facing location within one of Cornwall's most desirable villages.

### Distances

Flushing sailing club and quay – 100 yards; Mylor Yacht Harbour – 1.6 or 2 via coastpath - 2; Mylor Bridge – 2; Falmouth – 4.5; Truro – 10; 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 Cornwall's finest full-service boatyard at nearby Mylor Harbour.







### The property & gardens

- Stunning waterside position
- Sensational south-westerly views over the constant boating activity within Falmouth harbour
- Waterfront terrace and balconies
- Flexible accommodation
- Originally two cottages
- Currently providing two double bedrooms with four reception rooms and kitchen / breakfast room – all fronting the harbour with guest bedroom overlooking the courtyard
- Huge scope for improvement (subject to any necessary consents)
- River fronting terrace with granite steps into the water.
- Three water facing balconies
- Detached garage with workshop / boat store
- Enclosed courtyard style garden

### Directions:

Upon entering the village, continue along the waterside and into Trefusis Road. Passing the pubs and shop, the road then rises slightly. Continue towards the sailing club and Sea Horse is the penultimate property on the right before the club.

### Tenure, services and broadband

Freehold. Mains water, drainage and electricity. Oil fired central heating. Broadband: Superfast fibre available in postcode. Council tax band - E.









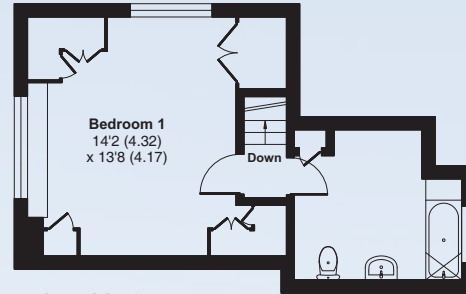
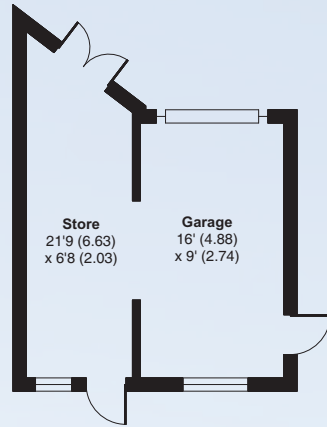
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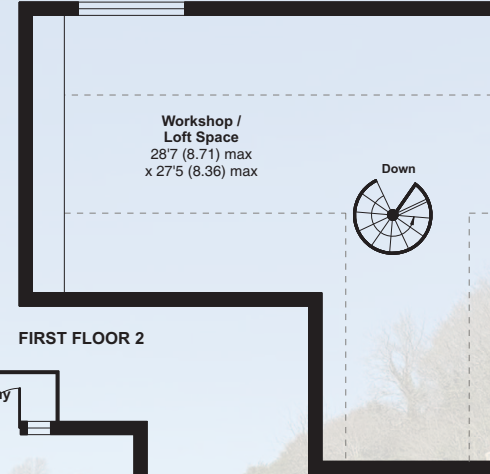
Denotes restricted  
head height

Main House = 2186 sq ft / 203 sq m  
Garage = 280 sq ft / 26 sq m  
Limited Use Area(s) = 262 sq ft / 24 sq m  
Total = 2728 sq ft / 253 sq m

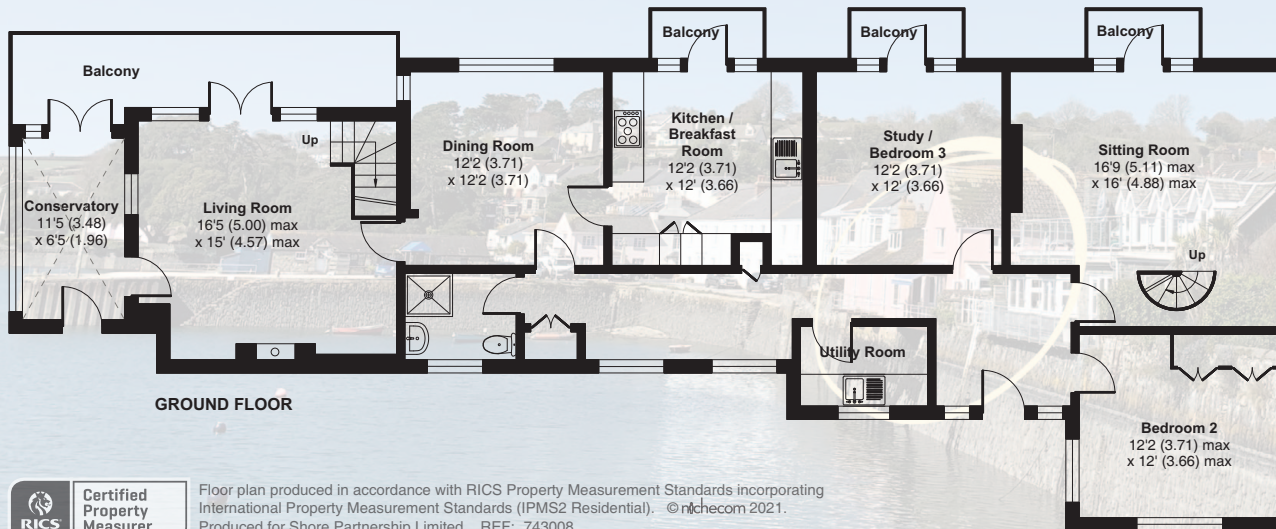
For identification only - Not to scale



FIRST FLOOR 1



FIRST FLOOR 2



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Shore Partnership Limited. REF: 743008

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		49   E
21-38	F	36   F	
1-20	G		

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