



# Trevennen Cottage

Flushing, Falmouth



# Trevennen Cottage

## 13 Kersey Road

### Falmouth, TR11 5TR

A beautiful Cornish terraced cottage located in the heart of Flushing village. The cottage has been completely renovated yet retains many of its original features with a terraced garden with far reaching views of the river and Falmouth town.

#### Distances

Flushing quay – 100 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 & outside space

- Lovingly renovated throughout.
- Sitting room with traditional fireplace and log burner and plantation shutters
- Separate dining room with original hearth and open fire
- A handsome contemporary kitchen in light grey with integrated fridge, cooker, hob and LED strip lighting
- Modern shower room with generous shower enclosure
- Spacious bedrooms both with fitted cupboards.
- Stripped wide-planked flooring in each bedroom
- Attic room with stripped flooring, galley hatch, Velux windows, and eave storage.
- Enclosed tiered garden with far-reaching views of the river and Falmouth town.
- Lower rear terraced courtyard

#### Directions

Upon entering the village, take the first left on to Kersey Road after The Royal Standard. The road then rises slightly, continue past Coventry Road on the right and Trevennen Cottage is the fourth cottage situated on the left-hand side.

#### Tenure, services and broadband

Freehold. Mains water, drainage and electricity. Electric heating. Wood burner. 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

#### 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.

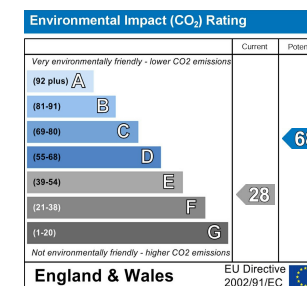
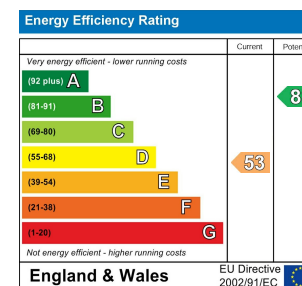
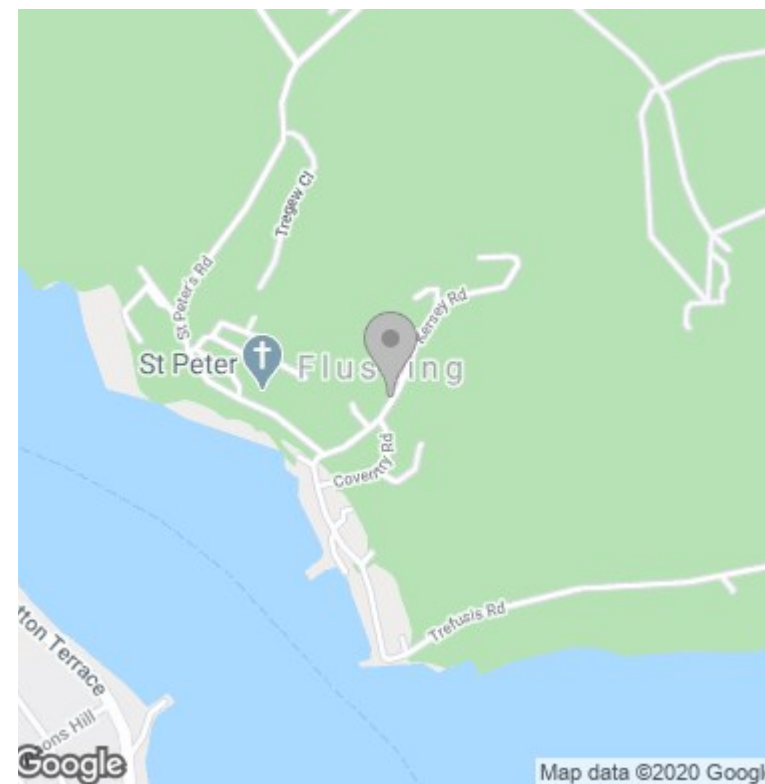








GROSS INTERNAL AREA  
FLOOR 1: 39 m<sup>2</sup>, FLOOR 2: 29 m<sup>2</sup>  
FLOOR 3: 11 m<sup>2</sup>, EXCLUDED AREAS:  
REDUCED HEADROOM BELOW 1.5M: 2 m<sup>2</sup>  
TOTAL: 79 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**IMPORTANT NOTICE** Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

PROPERTY AGENTS

Where you live matters

[www.shorepartnership.com](http://www.shorepartnership.com)

[contact@shorepartnership.com](mailto:contact@shorepartnership.com) | 01872 484484