



# April Cottage

Flushing





# April Cottage

## 56 Trefusis Road

### Flushing, Falmouth

#### TR11 5TZ

Located in the heart of Flushing with the waterside just seconds away, a charming and immaculately presented cottage including an enclosed roof garden, an outlook towards the water and complemented by the rarity of gated parking.

#### Distances

Flushing quay – 50 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 property & outside space

- South facing end of terrace cottage
- Originally built in the 1850s with rear extension in the 1960s
- Sitting room with woodburner, painted beams and wood panelling
- Dining room with painted beams and wood panelling
- Kitchen / breakfast room with galley-style shaker units including washing machine, dishwasher, fridge, freezer, hob and oven
- Double glazed stable door from kitchen to gated parking area
- Modern bathroom
- Spacious master bedroom with fitted cupboard and water glimpses
- Second double bedroom with two fitted cupboards and view along Trefusis Road towards the water and Falmouth harbour
- Enclosed roof terrace glimpses of the river and views of the charming terrace along Trefusis Road
- Gated parking space
- Planning permission granted for first floor extension (additional bedroom and bathroom), ref PA17/05916
- Double glazed windows throughout (2012)
- New central heating system (2016)
- New flat roof (2018) and enclosed roof garden (2019)







## 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.

## Directions

Upon entering the village, continue along the waterside and into Trefusis Road. Passing the pub and shop, the road then rises slightly. Continue towards the quay and April Cottage is situated on the right hand side.

## Tenure, services and broadband

Freehold. Mains water, drainage and electricity. Oil fired central heating. Broadband: Fibre optic available in postcode.

## Shore recommendations

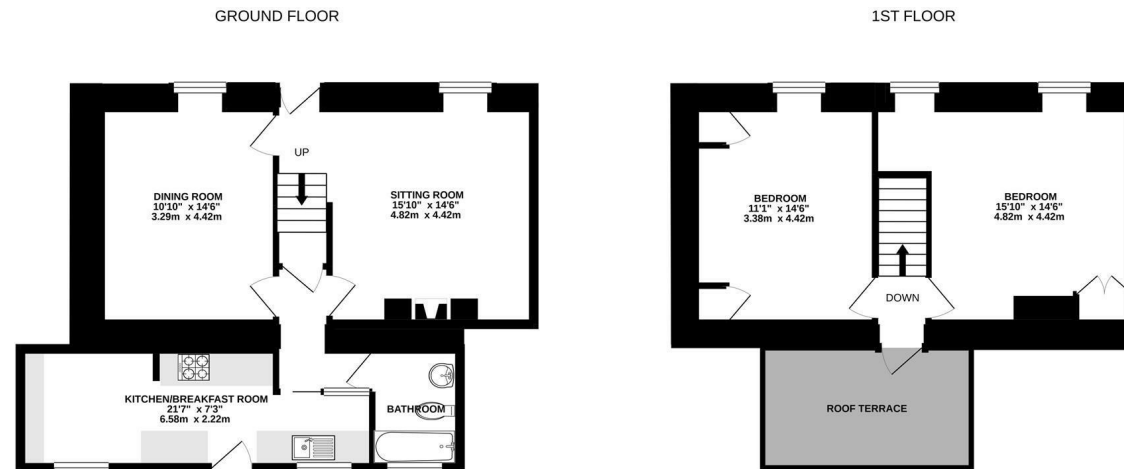
- Walk the South West Coast Path to Mylor Yacht Harbour
- Unrivalled sailing facilities on your doorstep
- Enjoy the numerous festivals including Fal River, Sea Shanty, Oyster and Falmouth Week
- Learn to sail from RYA level 1 to advanced seamanship courses in the sheltered waters of The Carrick Roads.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



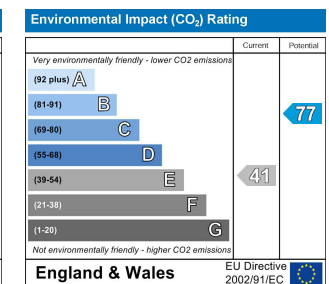
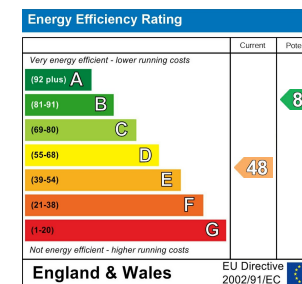




TOTAL FLOOR AREA : 921 sq.ft. (85.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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