



# The End House

Flushing



# The End House

22 Kersey Road, Flushing, Falmouth TR11 5TR

Located within one of south Cornwall's most desirable villages, The End House is a particularly spacious period 'townhouse' boasting over 1,500 sq ft of very well presented and carefully maintained accommodation. Providing genuinely versatile accommodation, this unique double fronted village home includes a high standard of renovation, thoughtfully created terraced gardens and a garage, a significant rarity in this highly regarded waterside village.





## The property

- Spacious, double-fronted and versatile village residence
- Refurbished and well presented
- Entrance porch
- Double aspect living room with woodburner
- Dining room with AGA
- Kitchen with fitted appliances and granite tops. Bosch electric hob and oven, Siemens dishwasher, AEG washing machine and Bosch fridge-freezer.
- Ground floor WC
- Rear porch / boot room
- Double aspect master bedroom with fitted wardrobes
- Second double bedroom
- Spacious family bathroom with 4-piece suite (Laufen)
- Double aspect double bedroom / garden room / study with direct access to the garden providing tremendous versatility. Far-reaching views towards Falmouth. En suite shower room.
- Loft with ladder, light and majority boarding

## Outside space & parking

- Garage with access to the rear courtyard. Screened oil tank.
- Lower terrace with sitting out space
- Dining terrace (also accessed from the garden room / bedroom) enjoying a far-reaching view towards Falmouth
- Steps rising to the top terrace
- Well-planted banks and beds with a thoughtfully arranged selection of plants, shrubs and wildflowers
- Garden shed

## Distances

Flushing quay – 350 yards;  
Mylor Yacht Harbour – 1.5; Mylor Bridge – 1.8;  
Tremough campus (Exeter University) – 5;  
Falmouth – 5; Truro – 11;  
Cornwall Airport (Newquay) – 29  
(All distances are approximate and in miles)

## What 3 Words

///pure.perky.tonic





## 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.

## Tenure, services and broadband

Freehold. Mains water, drainage and electricity. Oil fired central heating (installed 2008).

In our clients' ownership since 2006. Garage built in 2006, extension built in 2013. Broadband: Ultrafast full fibre available in postcode.

## Directions

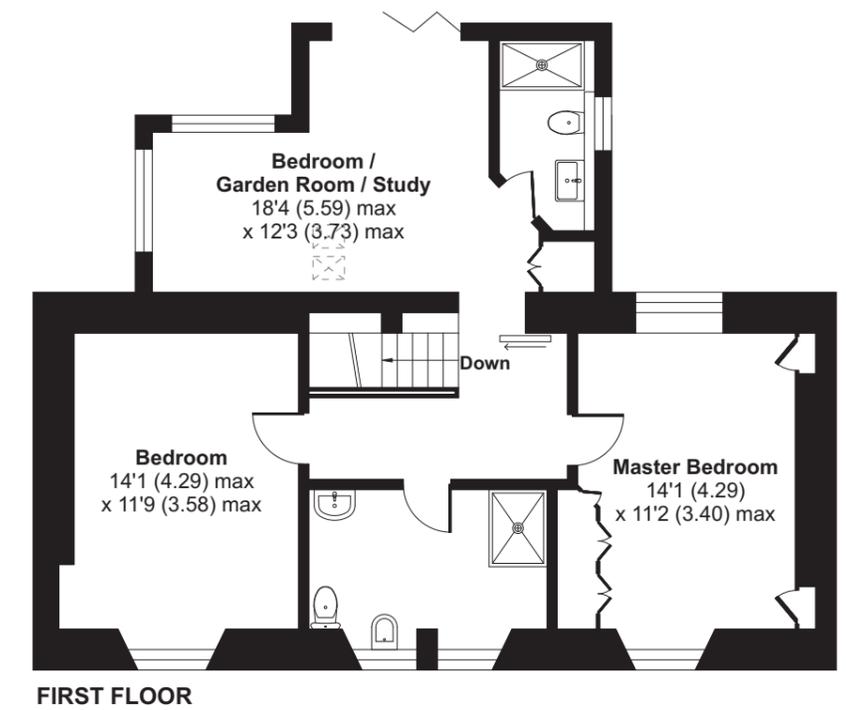
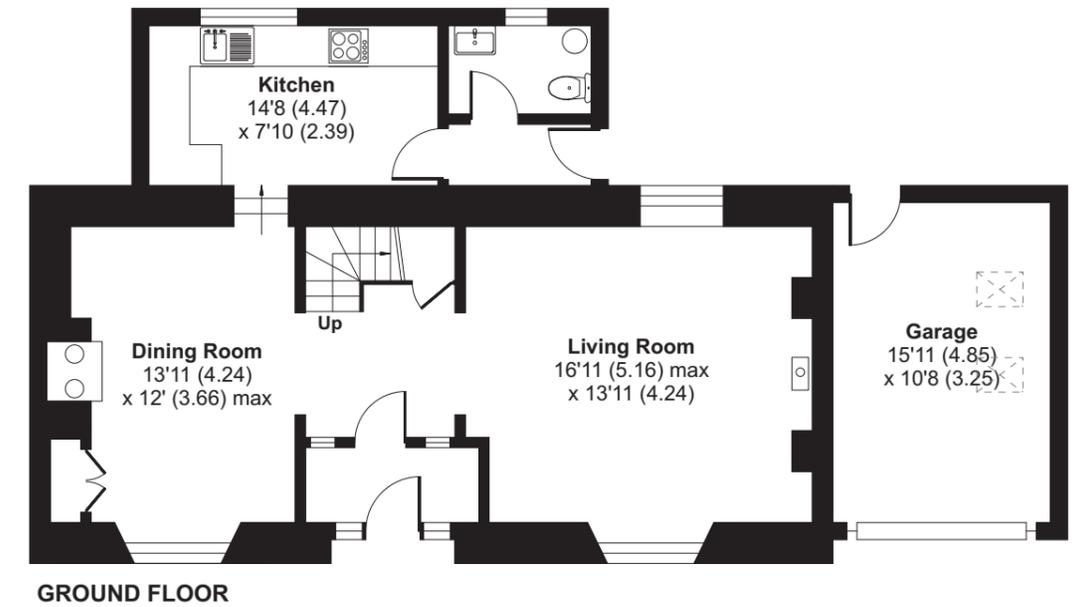
Upon entering the village, continue down St Peter's Hill. As you pass The Royal Standard on your left, bear left and continue into Kersey Road. After a short distance up the hill, the property is situated on the left hand side.





## 22 Kersey Road, Flushing, Falmouth, TR11 5TR

Main House = 1540 sq ft / 143 sq m  
 Total = 1707 sq ft / 158.5 sq m (includes garage)  
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Shore Partnership Limited. REF: 1131583

**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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