



The Corner House

Flushing



The Corner House, 29 Kersey Road, Flushing, Falmouth, TR11 5TR

This charming and beautifully presented, two double bed roomed cottage is located in the heart of the sought-after waterside village of Flushing, just across the river from Falmouth, with the harbour and sailing activity just moments away.

Distances

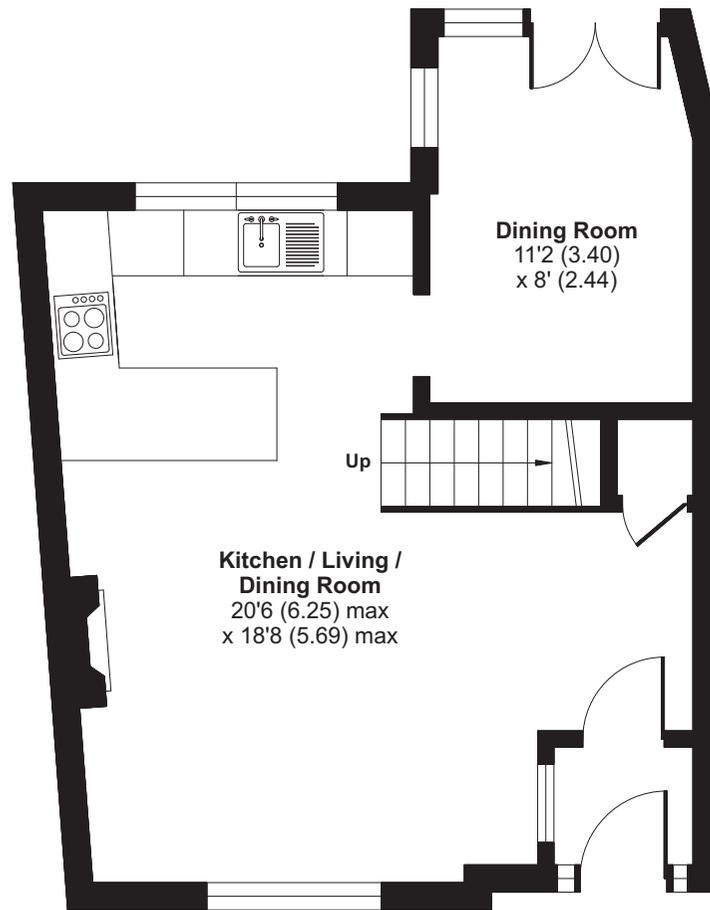
Flushing quay – 175 yards; Flushing sailing club – 525 yards;
Flushing beach – 0.7; Mylor Yacht Harbour (via coastpath) – 2;
Mylor Bridge – 2; Tremough campus (university) – 4;
Falmouth centre – 5 (by road); Trebah Gardens (Helford river) – 8;
Truro – 10; St Mawes – 15 (via ferry); Cornwall Airport (Newquay) – 29
(All distances are approximate and in miles)



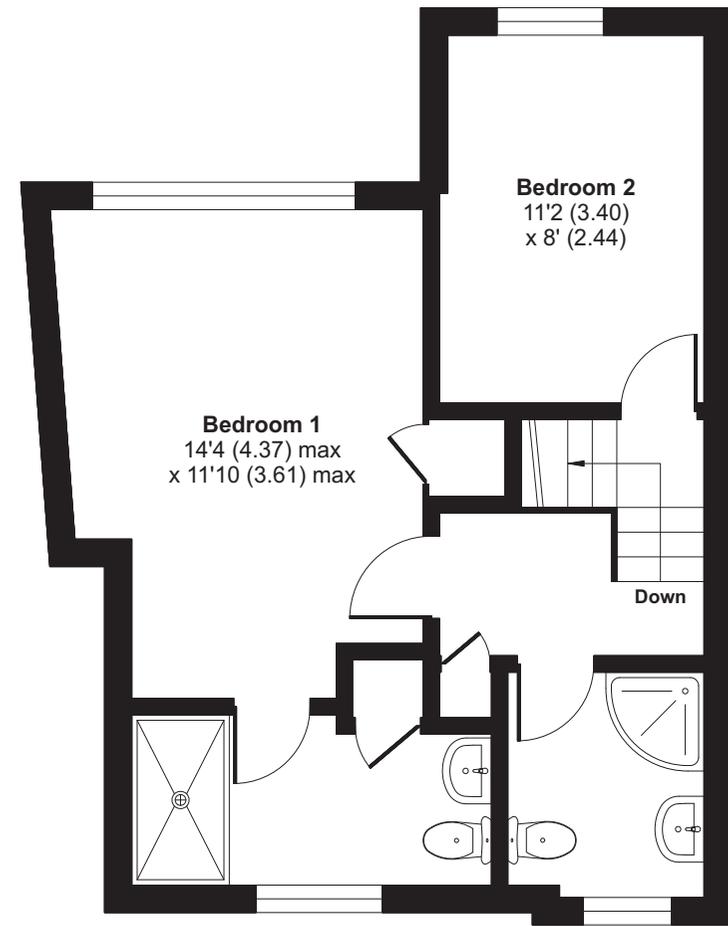
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Main House = 795 sq ft / 73.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



This floor plan was constructed using measurements provided to © n1che.com 2023 by a third party. Produced for Shore Partnership Limited. REF: 1023125

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.

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.



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The property

- Beautifully presented and arranged accommodation
- Recessed entrance with period timber detailing
- Entrance vestibule
- Open-plan living room with painted timber floor. Inset wood burner and feature granite lintel.
- Well-appointed kitchen, cleverly separated with peninsular breakfast bar. Integrated oven, electric hob, dishwasher, fridge and washing machine / dryer
- Separate dining room with tiled flooring, timber panel detail and French doors opening to the enclosed courtyard garden.
- Split level first floor landing
- Well proportioned master bedroom with fitted wardrobe and en suite shower room
- Second double bedroom
- Shower room

Outside

- Private and enclosed patio / courtyard garden
- Side access onto Coventry Road
- On road parking

Tenure, services and broadband

Freehold. Mains water, drainage and electricity. Broadband: Superfast fibre is available in the postcode. Council tax: C

What 3 Words ///boats.bride.acted

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 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.

Excellent local facilities include a delicatessen & convenience store, two public houses (recently renovated and opened Harbour House and the superb Royal Standard) and a popular quayside restaurant. Flushing also has its own primary school, church and chapel. Across the river is Falmouth, the thriving harbour town with its Packet Ships history and creative arts scene, independent shops, restaurants, three beaches and a buzzing atmosphere all year round. Twice a week at the nearby Tregew Farm is the popular and highly regarded Food Barn showcasing a wide variety of high-quality Cornish produce.

Directions

Upon entering the village, turn left at the bottom of the hill into Kersey Road. The Corner House is on the corner of Coventry Road, the first right hand turning.





PROPERTY AGENTS

Where you live matters

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