



Waterside House

Flushing



Waterside House

7 Pitick Terrace, Flushing, Falmouth TR11 5UA

Set in a prime waterfront spot in the centre of Flushing, this delightful coastal home enjoys far reaching views across the water and harbour towards Falmouth. Positioned directly on the shoreline, with private steps leading down to the water, Waterside House features bright, spacious accommodation with two double bedrooms, a open plan kitchen/dining room, and parking — offering an idyllic slice of village life in one of Cornwall's most desirable coastal locations.

The Location

Flushing is one of Cornwall's most desirable harbourside villages, occupying a beautiful waterside setting across the water from Falmouth and bordered by open countryside. Rich in maritime history, the village is renowned for its charming character, with elegant period houses, winding streets and a long-established connection to sailing and the sea. Enjoying a sunny southerly aspect and reputedly one of the mildest climates in Britain, Flushing offers an appealing balance of everyday convenience and coastal lifestyle, with a village shop and delicatessen, two pubs, a popular quayside restaurant, primary school, church and a well-regarded Saturday food market.

A passenger ferry provides easy access to Falmouth, while the nearby beach, active sailing club, Mylor Yacht Harbour, Gig rowing club and the wider Carrick Roads make it an exceptional setting for those seeking the very best of creekside and coastal living.

Historical note

Dating from at least the mid 19th century, Waterside House appears in its current position on an 1864 map, set just behind the historic Bark House. Earlier records from 1764 show buildings on the southwest side of Barky's Ope, a cobbled passageway that still retains much of its 18th century character. Its name originates from the Bark House on Trefusis Road, where oak bark tannin was once used to treat sails, ropes and nets.

The town quay, engineered by Dutch specialists in the latter half of the 17th century, reflects Flushing's long maritime heritage. By the 18th and 19th centuries the village supported 11 public houses, and the current building occupies the former site of The Blue Anchor.

The Property

- Waterside home in an exceptional position in the heart of Flushing
- Rare opportunity to enjoy immediate access to the estuary in a remarkable harbourside setting
- Principal rooms enjoying the fine views
- Charming approach via a traditional cobbled path to the side entrance
- Light-filled sitting room with wonderful views across the water





- Open-plan kitchen/dining room designed for both everyday living and entertaining
- Principal double bedroom with French doors and Juliet balcony enjoying captivating harbour views
- Further double bedroom with adjoining dressing room/study
- Family bathroom fitted with both a bath and separate shower

Outside space and parking

- Direct waterfront setting to the front of the house with steps leading directly into the water
- This area also provides parking for one car
- Small enclosed rear courtyard accessed from the kitchen, useful space for storage/bike storage with gated access from the front
- Exceptional position directly on the water's edge

Tenure, services and material information

Freehold. Mains electricity, water and drainage. Oil-fired central heating.
Council Tax: Not currently rated
Broadband: FFTP (source: www.openreach.com/broadband-network/fibre-availability)

Agents note

Please note the next door neighbour has access across the front terrace.

What 3 Words ///army.assets.splash

Distances

Flushing quay – on your doorstep; Flushing beach – 0.6;
Mylor Yacht Harbour – 1.8; Mylor Bridge – 1.8;
Tremough campus (university) – 3.5; Falmouth – 4;
Truro – 9; Cornwall Airport (Newquay) – 28.7
(All distances are approximate and in miles)

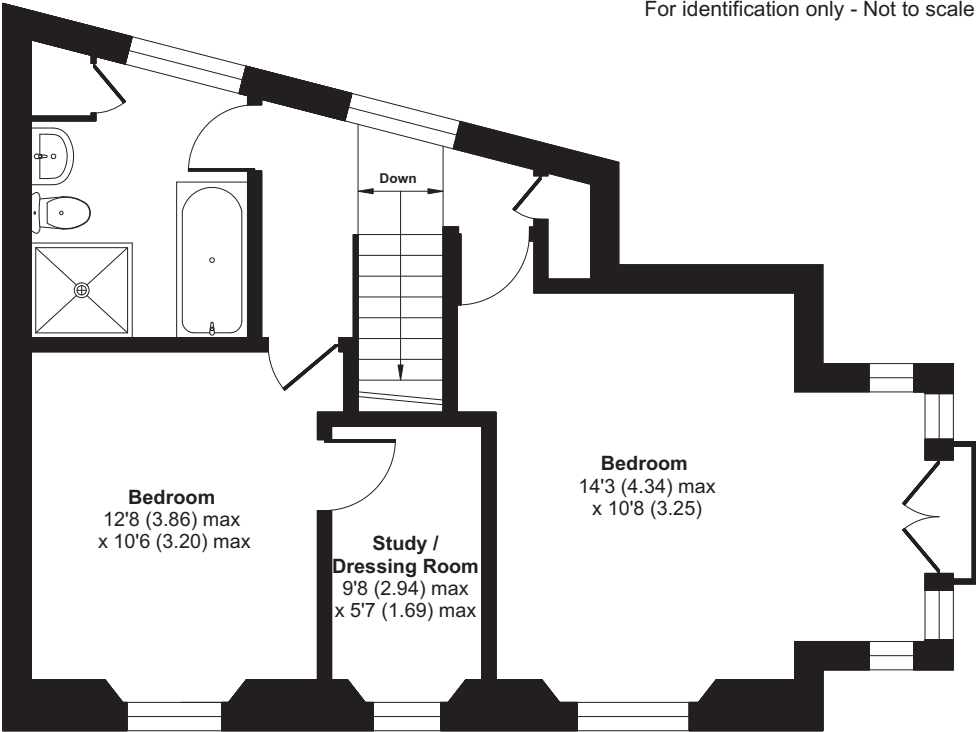
7 Pitick Terrace, Flushing, Falmouth, TR11 5UA

Main House = 1040 sq ft / 96.6 sq m
For identification only - Not to scale

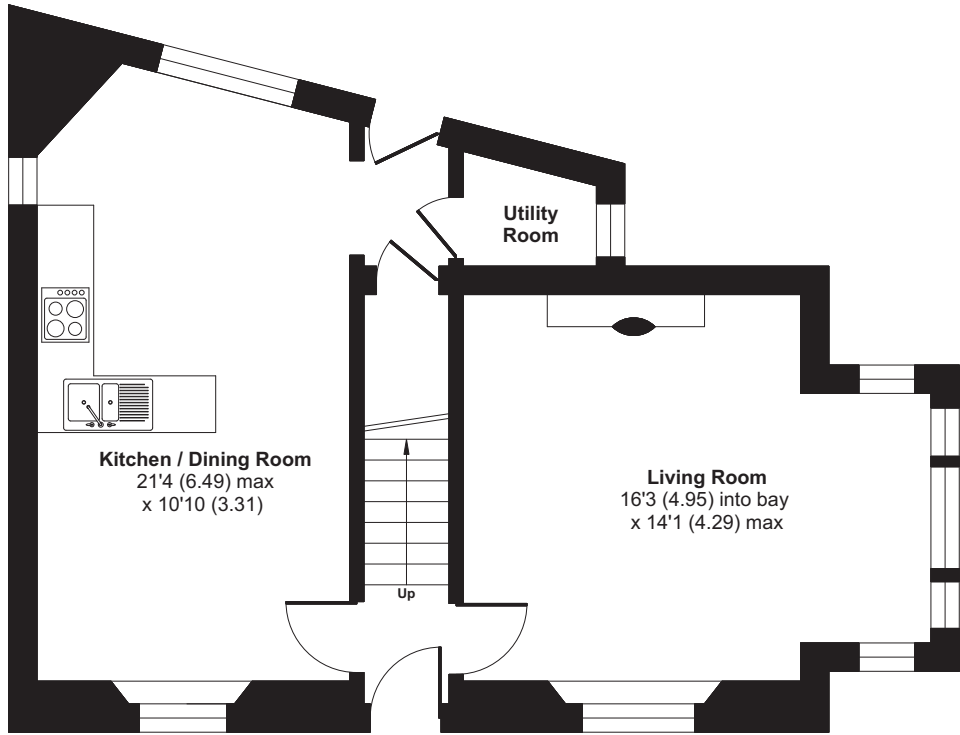


Directions

Upon entering the village, continue down through Flushing towards the quay. On reaching the quay, bear left and continue along the waterfront, where the property will be found as the penultimate house on the left, just beyond the cobbled passage descending from Trefusis Road



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Shore Partnership Limited. REF: 1437256

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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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