



Heather & Lay  
*The local property experts*



## 17 Tregew Close, Flushing – TR11 5TQ

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A superbly presented and equipped, detached 1960's bungalow in a lovely cul de sac setting on the edge of this incredibly popular waterside village. Stylishly remodelled and newly fitted, providing three double bedrooms (master en-suite) and sociable open plan living space with quality kitchen and bathroom. Internal access to a double garage, plenty of parking space and an established, well-orientated garden with great elevated river and countryside views to the rear.

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FALMOUTH TOWN	3 MILES
FALMOUTH STATION	3.5 MILES
PENRYN	2.5 MILES
TRURO	11 MILES
NEWQUAY AIRPORT	30 MILES

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- Stylish, expanded detached bungalow
- Much sought after waterside village & community
- 3 double bedroom accommodation (main en-suite)
- Inspired open plan living area
- Lovely outlook to river, shoreline & countryside
- Superb fitted kitchen & snug
- Delightfully landscaped garden
- Double garage & much parking space



## PROPERTY

17 Tregew Close is an outstandingly energy efficient village home with an appeal and quality that is hard to find. It has been expanded and 'fine tuned' in recent years by a discerning owner to create an impressive balance of three double bedroom accommodation, together with inspired living space that is generous, open plan but defined. All is impeccably presented, well equipped, modern and stylish, with a wonderful high ceiling, river view sitting room flowing out onto a superb terrace and into the garden.

Quality and attention to detail extends outside, where there is a double garage and much driveway parking space. An oil fired boiler fuels radiator central heating and hot water supply, supplemented by solar Voltaic panels on the roof providing energy to the bungalow as well as a healthy income when fed into the national grid via a preferential 'feed in' tariff. All considered this is an excellent opportunity for a discerning buyer, highly recommended!



## THE LOCATION

Tregew Close is a select and much sought after cul de sac on the approach to Flushing village where, Number 17 lies in a great spot with glorious elevated views across to Penryn river and town and surrounding countryside. Flushing is a popular and highly desirable waterside village, a short, year round, foot ferry ride across the harbour from Falmouth. The village has an active local community and good everyday facilities such as a primary school, church, pub and restaurant, a general store as well as two restaurants. Those in the know make their weekly pilgrimage to The Food Barn at Tregew, half a mile away; it's a Saturday produce market, where over 20 stalls come together to offer scrumptious, sustainable produce that is high in quality and encourages a supportive environment.

Flushing, with its public slipway, is ideally placed for access to Falmouth harbour, the Carrick Roads and all tributaries of the River Fal, providing arguably some of the finest sailing waters available. There are a number of local sailing clubs and a gig rowing club with boathouse. Mylor harbour is about a mile and a half away and provides excellent facilities including a marina with pontoon and swinging moorings, chandlers and a full range of marine services. The village is a sociable and inclusive place, popular with those residing permanently and also loved by those requiring a home for holidays. Flushing Arts group has a varied calendar of events and workshops whilst the annual village pantomime provides opportunities for amateur dramatics and fun!





**ACCOMMODATION IN DETAIL**  
**(ALL MEASUREMENTS ARE APPROXIMATE)**

Triple lock, coloured aluminium and obscure double glazed door and side pane with stainless steel handle, and PIR security lights into ...

**ENTRANCE PORCH**

Ceramic tiled flooring, UPVC double glazed window to side. Discreet diffuser wall lights. Oak frame, double glazed door with stainless steel fittings into....

**HALLWAY**

Ceramic under heated floor tiling. Double oak doors to large coat/utility cupboard with shelf and hanging rail. Diffuser wall lights. Underfloor heating thermostatic control. Oak and glazed door to dining room, open plan to the lounge presenting an impressive ...

**DOUBLE RECEPTION ROOM**

This fantastic 'open' space defined as:

**DINING AREA 15' 8" x 13' 8" (4.78m x 4.17m)**

Kardean Flooring throughout much of the living room accommodation, spotlit ceiling. Contemporary radiator, leading through to the snug/sitting area and kitchen and through a 13' (3.96m) wide square arch to the...

**SITTING ROOM**

An impressive room with high monopitch ceiling with three remotely controlled large Velux roof lights, a high level side windows and 13' (3.96m) wide sliding UPVC double glazed doors, leading out onto the terrace and garden, all flooding much natural light and allowing gloriously elevated and impressive views over the garden to Penryn River and surrounding countryside. On one wall is a stylish 4' (1.22m) wide electric Living Home fireplace. Two vertical radiators. Spotlights and semi-circular wall lights.

**KITCHEN & SNUG**

Separated and defined by a worktop peninsula, the whole providing a lovely 'sociable' arrangement, open plan to the lounge area and with glimpses through to water, shoreline and countryside.

**KITCHEN**

Contemporary matt light blue, panel effect range of base cupboards and contrasting eye level cupboards in matt white. Ample roll top work surface with inset Villeroy & Boch porcelain one and a half bowl sink and drainer. 'GROHE' mixer, shower tap. Light floods from a front facing UPVC double glazed window and two Velux sun tunnels, together with spotlights, under pelmet lights and three pendant lights above the peninsula worktop. There is a comprehensive range of NEFF cooking appliances including an oven with hide and glide door and a second combination oven with microwave and grill. Neff halogen touch control hob with spotlit curve glass extraction. Integrated NEFF dishwasher and Samsung fridge and freezer. Corner carousel. Soft closure deep drawers. Glazed door to utility and side entrance.

**SNUG**

Opening through to the lounge allowing views to the water. Radiator. Pendant light. Louvre door cupboard housing the pressurised hot water system and solar boost. White panel door through to the inner hall and bedroom accommodation.

























### **INNER HALLWAY**

Kardean flooring. Radiator. Access to loft space. White panel doors to three bedrooms, bathroom and shelved airing/store cupboard.

### **REAR ENTRANCE & UTILITY**

Ceramic tiled flooring. UPVC double glazed door and side pane to terrace and garden. Practical space with navy blue flush fronted, soft closure cupboards and drawers. Work tops with inset stainless steel sink and electric water heater. Space and plumbing for washing machine. Vertical radiator. Spotlit ceiling. Extraction. Internal door to garage.

### **BEDROOM ONE**

A lovely large UPVC double glazed window overlooking the garden towards Penryn River and surrounding countryside. Built-in wardrobe and cupboard space. Vertical radiator. Ceiling spotlights. Door to ...

### **EN SUITE**

Sensory lit. Ceramic under heated floor tiling (individually controlled). Refitted white three piece suite comprising dual flush WC, hand basin with vanity cupboard beneath. Folding glass screen to boiler fed shower cubicle with rain and flexible spray. Obscure window to side. Medicine cabinet. Chrome heated towel radiator.

### **BEDROOM TWO**

A glorious view through the garden to Penryn River and surrounding countryside and shoreline. Radiator. Double door, built-in wardrobe and storage cupboard with shelf and hanging rail. Spotlit ceiling.

### **BEDROOM THREE**

UPVC double glazed window to front. Radiator.

### **BATHROOM**

Obscure UPVC double glazed window to front. Stylishly refitted room with floor tiling. Three piece suite comprising dual flush WC, a lipped porcelain sink, cupboards beneath. Panel bath with tiled surround. Electric shower. Heated towel radiator. Mirror fronted medicine and additional cabinet. Spotlit ceiling.









## **OUTSIDE GARDEN**

17 lies within a beautifully kept and landscaped garden, set nicely back from the road and pavement by a lawn with colourful borders. In front and to the side of the double garage is a brick paved driveway and parking space for several vehicles. From the driveway, a gentle path gives step free access into the property with security lighting to the door area. Everything here is considered, well executed and of real quality with no expense spared to get things just right. To the front is a generous area of paved terrace, facing east with covered entrance to the utility room and kitchen. Pathways to either side of 17, around to the ....

## **REAR GARDEN**

Facing west with sliding patio doors from the sitting room, providing access onto a substantial composite, 'timber' decked terrace with stainless steel and glass balustrade with delightful views over the garden toward Penryn river, shoreline and surrounding countryside. Double external power sockets.

Gentle steps down to a lawned garden with, mature, richly stocked and colourful borders. External oil fired boiler fuelling radiator central heating and hot water supply. Screened oil tank. Outside tap. Water butt.

All is enclosed to rear and sides, either with stout timber panel fencing, shrubbery or a lovely old dry stone wall.

## **AGENTS NOTE**

### **SOLAR ENERGY SYSTEM**

FIT (Feed In Tariff) is for 25 years from 24<sup>th</sup> November, 2011. It is transferable to the new owner of the property.

Income for year ended 12<sup>th</sup> December 2024 - £2,438.

Indicative costs:

Oil costs for year to February 2025 - £890

Electricity for year to May 2025 - £686

Total energy cost suggests a better than net zero position for cost of energy used and produced.

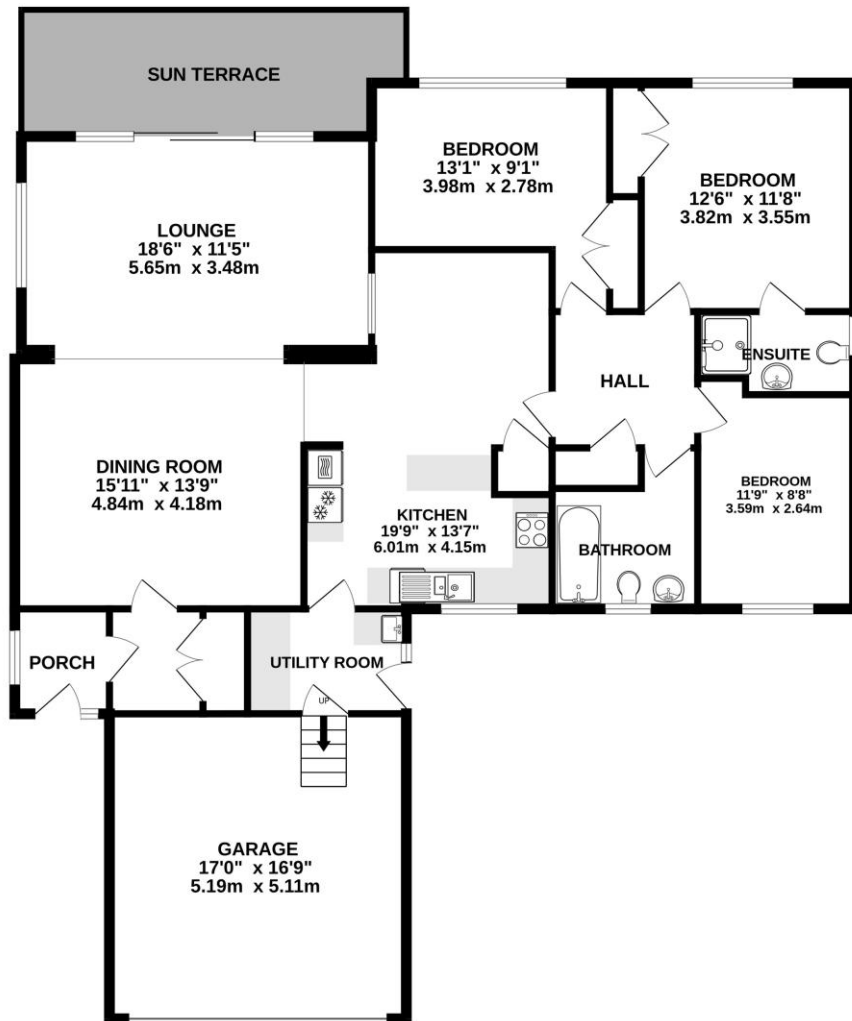
An app. Is available to download which enables real time performance reporting and any problems or faults arising.

The access road is looked after and maintained collectively by owners within Tregew Close. There is a variable annual contribution in accordance with the work needed. For guidance only the most recent contribution for 2025 was £100 but is subject to change and residents agreement.





GROUND FLOOR  
1660 sq.ft. (154.2 sq.m.) approx.



TOTAL FLOOR AREA : 1660 sq.ft. (154.2 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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**LOCAL AUTHORITY** Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

**TAX BAND** – E

**EPC RATING** – D

**SERVICES** Mains electricity, water & drainage. Oil fired central heating.

**ANTI-MONEY LAUNDERING REGULATIONS - Purchasers**

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE - Purchasers**

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale

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These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.