



## Seasalt, 17 Trefusis Road, Flushing

£425,000 Freehold

Seasalt, a unique double fronted cottage in Flushing village. Stunning water views, light-filled living spaces, 2 bedrooms, garden, shed, oil heating, generous loft space. Ideal for sailing enthusiasts.

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- End Terrace double fronted cottage
- Water views
- Two double bedrooms, two shower rooms
- Garden area and outside storage
- Nicely presented
- Oil central heating
- Electric ladder to loft storage room

## THE LOCATION

Flushing is a popular and 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, two pubs, a general store as well as a quayside restaurant. With its public slipway, Flushing 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. 'Seasalt' is located at the end of a terrace on Trefusis Road, literally a stones throw from the water and next to the public quay,

## THE PROPERTY

It is not often we can confidently label a property 'one of a kind', but with Seasalt, it feels absolutely appropriate to do so. Originally, the grand frontage of a large house backing into its neighbours but since divided into individual properties, this is now effectively an end terrace double fronted cottage with so much to offer and please. The delightful accommodation is filled with light at every turn, thanks to a multitude of large (mostly sash) windows to front and side - giving fabulous water views over the river to Falmouth. To the ground floor is a great sized kitchen and dining room, double bedroom and very useful downstairs shower/wet room; the stairs turn from the entrance hallway, rising to the first floor and opening out into a stunning living room enjoying the best of the views, which also provides access to the master bedroom complete with a large en-suite. There is so much character and charm here, a unique and enjoyable cottage which also benefits from a small garden area to the rear, a shed and outbuilding (perfect for kayak or dinghy storage), oil central heating, and a generous loft space with an electric access ladder. Internal viewing highly recommended!





#### ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

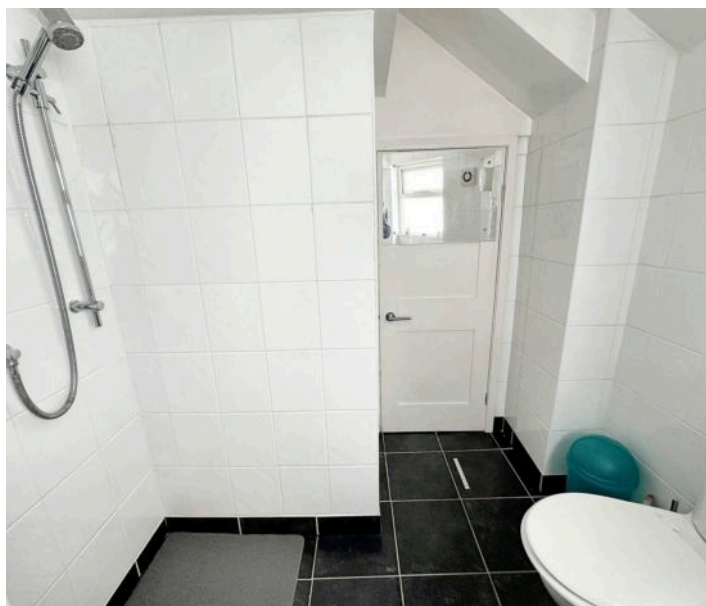
##### FRONT PORCH & ENTRANCE HALLWAY

Through the glazed front door into a useful front porch with a window to the side aspect, shelving, tiled flooring, space for shoes and coat hanging, through a further glazed door up granite steps into the entrance hallway. Providing access to the downstairs bedroom and kitchen/diner, further tiled flooring, radiator, lighting, useful understairs storage cupboard also housing an electric fuse board.



##### KITCHEN/DINING ROOM 22' 1" x 9' 11" (6.72m x 3.03m)

A lovely, large kitchen/diner with two windows to the front aspect. Initially met with the dining space with room for a large dining table, radiator, lighting, power points and lovely bay window. Tiled flooring continues throughout and into the kitchen; fully fitted with a range of base and eye level units, worktop, double basin with mixer tap, integrated Zanussi Electric oven and hob with AEG extractor above. Plenty of storage space and shelving for pans with base level integrated dishwasher and a fitted tall fridge and freezer, power points, thermostatic heat control, spotlight track to ceiling. Continuing through the kitchen and through a further door into...



##### SHOWER/WET ROOM 8' 8" x 6' 6" (2.63m x 1.98m)

(Measured at largest points) A useful downstairs shower/wet room with a window to the side aspect, fully tiled floor to ceiling, lighting, heated towel rail, extractor, shelving, low-level flush WC, pedestal wash basin and multi-hose shower with drainage below. A further door provides cupboard space housing the combination boiler with plumbing and space for a washing machine below.



### BEDROOM TWO 12' 9" x 10' 1" (3.88m x 3.07m)

Second bedroom located on the ground floor to the West side of the house (currently used as an artist studio), a lovely, large double bedroom with sash windows to the front and side aspect, carpet, radiator, power points, telephone line, and lighting. Carpeted stairs rise from the entrance hallway, turning onto...

### LIVING ROOM 20' 3" x 11' 4" (6.16m x 3.45m)

A stunning room with three dual aspect sash windows to front and side, giving beautiful views across the river over to Falmouth, complete with a window seat. Carpet, two radiators, plenty of power points, phone line, and lighting. Our vendor (at great expense) has had an electric staircase fitted to gain access to the loft storage room. Through the door next to the stairs into...

### BEDROOM ONE 13' 0" x 12' 4" (3.96m x 3.77m)

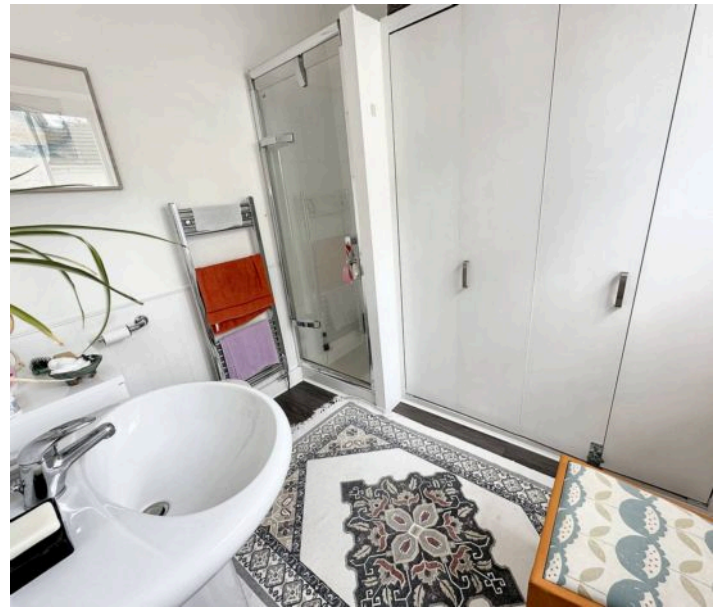
(narrowing to 3.08) A double bedroom with a beautiful sash window to the front aspect, enjoying the views over the river, carpet radiator, power points, lighting, space in recess for a wardrobe and through a further door into...

### EN-SUITE 8' 9" x 7' 5" (2.67m x 2.25m)

What a luxury to have such a large en-suite in a cottage in Flushing! Sash window to front aspect with window bench and hidden storage integrated. Laminate flooring, heated towel rail, lighting, large storage cupboards, and extractor. Three-piece white suite; low-level flush WC, large Gala pedestal wash basin and shower cubicle with tiled surround and glazed opening door.

### LOFT ROOM

An impressive attic space worth mentioning because of its ease of access via the electric staircase. With flooring, lighting, Velux window to the front aspect, but currently with restricted head height. Perhaps the potential to add a third bedroom with the dormer window, subject to necessary planning consents.









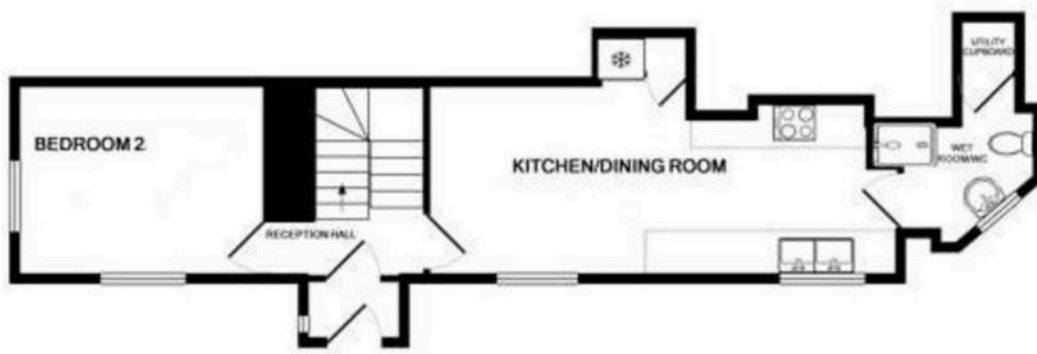




View to front of house







GROUND FLOOR  
APPROX. FLOOR  
AREA 38.7 SQ.M.  
(416 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 34.7 SQ.M.  
(374 SQ.FT.)

TOTAL APPROX. FLOOR AREA 73.4 SQ.M. (790 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## OUTSIDE SPACE & STORAGE

Located past the house and just a little way round the corner is a strip of lawned area belonging to the property (possible parking). A timber shed providing storage space for gardening tools, etc., and a bamboo covering an oil tank.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

Services: Mains electricity, water & drainage. Oil central heating.

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