



ROSE COTTAGE

Rose Cottage, Trefusis Road, Flushing

Guide Price £475,000 FREEHOLD



Heather & Lay
The local property experts



- Stone Cottage
- Situated in the popular waterside village of Flushing
- Beautifully presented
- Two/Three bedrooms
- Master en-suite and balcony
- Three reception rooms
- Private courtyard garden
- Nearby convenience store, public houses & yacht club
- Regular taxi boat available to Falmouth

THE LOCATION - Flushing owes its name to 17th century Dutch builders who came to construct piers and seawalls and settled there. The village subsequently became a place of style and refinement where the captains of the Packet Ships and their families lived. Today, the village still retains that touch of class with its tastefully renovated 17th and 18th century houses and narrow winding waterside streets. It also enjoys a sunny south westerly aspect and is reputed to have one of the mildest climates in Britain. Flushing is a popular and highly desirable waterside village, with a short, year round, foot ferry ride across the harbour from Falmouth and a local bus service linking from Falmouth to the University and Truro. 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. 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 a 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, the international classical music Concerts hosted by Carrick Concerts are based in the village and the annual village pantomime provides opportunities for amateur dramatics and fun! The cathedral City of Truro is approximately 11 miles away and provides an excellent range of shopping and schooling facilities together with a mainline rail link to London Paddington.



THE PROPERTY

Made of stone with thick walls, this historic cottage has been modernised over the years and our vendor has it presented beautifully. There are two bedrooms currently, with the option of a third. A good sized kitchen/diner, a large sitting room and a separate lounge that leads out to the rear garden. A downstairs bedroom and shower room means those of a certain age who visit can enjoy the stay without the need to go upstairs where another bedroom and shower room await. This property must be viewed to be fully appreciated, although we have produced a detailed walk-through, talk-through video tour which we highly recommend you watch.

A shared walkway gives access to the “front door” that leads into the ...

KITCHEN

Stable door from the front courtyard. This lovely room oozes quality with dark blue base units complemented by a lovely white electric AGA range cooker. Built-in dishwasher and fridge. Larder cupboard housing the freezer. Flagstone style tiling to the floor area, window to the front with seat under, beamed ceiling, wood wall panelling, stairs to the first floor, door into bedroom two and doorway through to...

SNUG

A continuation of the flooring to match the kitchen, this lovely room gets afternoon and evening sunshine with a window and fully glazed French doors out to a private courtyard garden. To one end of the room is a downstairs shower room, and to the other end of the room is a utility room.

UTILITY ROOM

With plumbing for a washing machine and hanging space for coats etc.,

SHOWER ROOM

White suite with W/C, pedestal hand wash basin and glass cubicle with plumbed shower over. Window to the rear.

BEDROOM TWO

Double room with a window to the front and a seat below. Fitted shutters. Built-in wardrobe.









FIRST FLOOR

SITTING ROOM

What a wonderful room! Three windows face the front, and our vendor has strategically placed mirrors on the window sides to give a reverse view of the water, and it works perfectly. A raised mezzanine gives office space, and below could easily be a third bedroom with the erection of a stud wall. A modern wood-burner is a nice finishing touch and will be a warm comfort blanket on a winter's evening. Exposed truss beams. Door to bedroom and shower room.

BEDROOM ONE

Double bedroom with fully glazed French doors out to a westerly facing balcony.

SHOWER ROOM

White suite comprising W/C, hand basin with vanity unit below. A large shower cubicle with marble effect wall panels. Velux window.

GARDEN

The rear garden is a high-walled private and peaceful enclave with afternoon and evening sun. Large shed and gate to the lane.

ON STREET PARKING

Council Tax band: C

EPC Energy Efficiency Rating: D

Services: Mains electricity, water & drainage

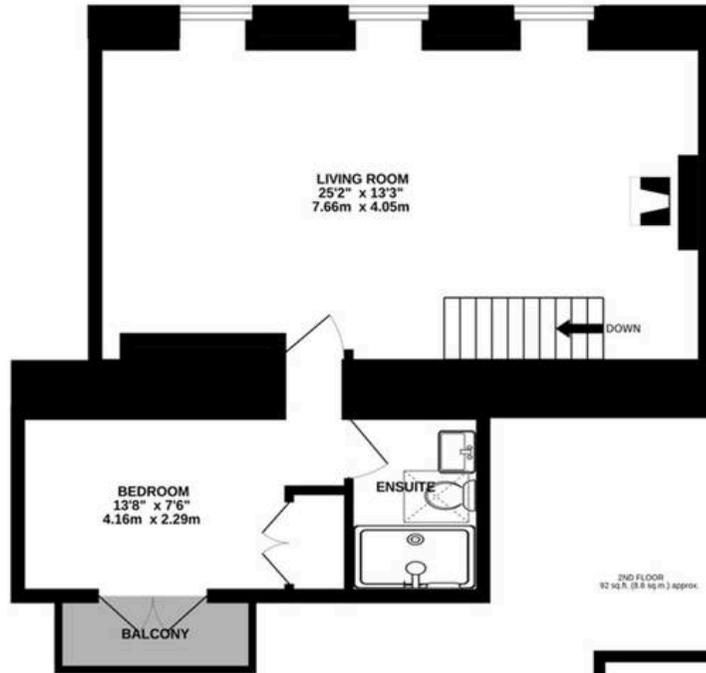
DIRECTIONS

WHAT3WORDS: nuns.zooms.signal

ACCOMMODATION IN DETAIL (All measurements are approximate)



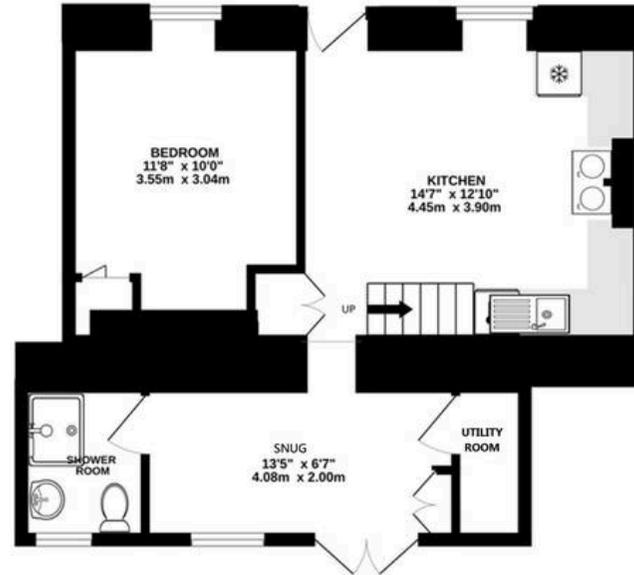
1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



2ND FLOOR
92 sq.ft. (8.5 sq.m.) approx.



GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.0 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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Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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