



A spacious refurbished contemporary home

The Paddock, St. Peters Road, Flushing, Falmouth, Cornwall, TR11 5UP

Freehold



- Recently refurbished to a high standard throughout, including maintenance free Velfac windows.
- Bright and versatile reverse-level accommodation over two floors extending to over 2,900 sq ft.
- 4 bedrooms, including a master suite, and open plan living spaces opening onto terraces overlooking the gardens and river.
- Studio & integral garage/workshop.
- Private driveway with off-road parking for several cars and carport/boat store.
- South westerly facing landscaped gardens with terraces, lawns and mature trees & shrubs.
- Planning permission has been granted for an architect designed 3 bedroomed dwelling towards the property's southern boundary overlooking the Penryn river, with separate road access if required.

Situation

The delightful waterside village of Flushing, The warmest village in England, has been a desirable place to live since the 17th century, when it was the home of admirals and packet ship commanders, and the hub of the international mail service.

The village has an active community and retains its charm with many 17th and 18th century houses lining narrow winding streets, leading down to the water. It also enjoys a sunny south-westerly aspect and is reputed to have one of the mildest climates in Britain. Local facilities in the village include a general store, two public houses, and a quayside restaurant. Flushing also has its own highly regarded primary school, church and chapel and there are regular passenger ferry services to

Falmouth and St Mawes across the Carrick Roads. Sailing enthusiasts are well catered for with an active sailing club in the village on New Quay, and the world class facilities at Mylor Yacht Harbour are around a mile and a half away, along the coastal footpath if preferred, with pontoon berths, moorings, chandlery, yacht club, cafe and restaurants.

The busy port of Falmouth itself is home to one of the world's largest natural harbours, a spectacular stage for the National Maritime Museum Cornwall, Royal Cornwall Yacht Club and many high profile yachting events. The Cathedral City of Truro provides an excellent range of shopping and schooling facilities together with a mainline rail link to London Paddington.





Local information

Flushing Quay about 0.5 miles, Mylor Harbour about 2 miles (by road), Falmouth about 4.5 miles (by road), Truro about 13 miles. (all mileages are approximate)

The Property

Originally constructed in 1971, The paddock is a spacious and versatile detached house, enjoying a generous plot on the edge of the village of Flushing, with extensive elevated views over its gardens to the Penryn river and Fal estuary beyond. In recent years, the present owners have refurbished the property throughout, to include new Velfac maintenance free windows, under-floor heating, beautiful oak floors with high quality fixtures and fittings.

A raised walkway leads from the generous private driveway to a front door at first floor level, which opens onto an entrance hall with WC & shower room and staircase

with glass balustrade leading to the ground floor.

The kitchen, dining and living area offers a fabulous entertaining space with windows on three sides and sliding doors opening onto two separate balconies including one suitable for alfresco dining. In the living area there is a modern multi-fuel stove and sliding doors opening onto the second balcony.

The master bedroom, also on the first floor, has an ensuite bathroom and sliding doors opening onto the large balcony, enjoying wonderful river views. There is a second double bedroom on this level, also with fine river views, with shower room across the entrance hall.

On the ground floor there is a hallway with snug/sitting area which opens onto a large terrace which wraps around the front of the house. There are two further double bedrooms on this floor, which share a modern family bathroom.





From the ground floor entrance hall, there is access to the back of the house and a utility/second kitchen, which gives the option to make this floor self-contained if required. From the utility room, there is access to the studio & integral garage & workshop, providing a versatile space with potential for a variety of different uses.

Gardens and Grounds

A pair of timber gates open from St Peter's Hill to the private driveway with plenty of off-road parking space, which is a rarity for the village. On one side of the house there is a carport/boat store and stone paved path leading round to the gardens and terraces in front of the house.

The gardens have been designed and landscaped to take advantage of the

property's elevated position, offering far-reaching views and plenty of space for outdoor entertaining. Within the gardens there are a variety of mature borders, lawned areas and trees including a beautiful magnolia.

Towards the property's southern boundary, planning permission has been granted for a second dwelling, which could be separated from the existing property with separate road access, if required, or alternatively provide the option for secondary holiday let accommodation or multi-generational occupancy. For further details of the existing planning consent, granted in November 2019, search Cornwall Council's online planning register with the following ref: PA19/04722.



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Gross internal area (approx) 272 sq m / 2928sq ft



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Ground Floor



First Floor

Council Tax
Band F

Services
Mains electricity, drainage & Water.
Oil-fired central heating.
Broadband available.

Tenure
Freehold

Fixtures and Fittings
Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc. are specifically excluded but may be available by separate negotiation.

Directions
From Truro take the A390 towards Falmouth turning left at the Treluswell roundabout. Upon entering Penryn, turn left following signs to Mylor Bridge and Flushing and continue past St Gluvias Church. Follow signs to Flushing and as you proceed down St Peter's Hill on St Peter's Road, take a right hand turn as the road bears round to the left and the entrance to The Paddock will be found on your immediate left.

Viewings
Strictly by prior appointment with Savills.

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