



ROHRS & ROWE



STUNNING SOUTH FACING WATERSIDE RESIDENCE PERFECTLY POSITIONED TO ENJOY BREATHTAKING VIEWS OVER FALMOUTH HARBOUR AND BEYOND



Sailors Creek
Trevisson
Flushing
Falmouth
TR11 5TA

- Fabulous waterside residence
- Panoramic river views
- South facing sun terrace
- Impressive entrance hallway
- Large sitting room
- Garden room with bi-fold doors
- Well appointed kitchen
- Dining room opening to terrace
- Study set to the rear
- Master bedroom ensuite with balcony
- Lovely guest bedroom en suite
- Two further bedrooms both en suite
- Large triple bay garage
- Wooden chalet and various outbuildings
- Gardens and grounds of about 2.7 acres
- Ownership of 120 metres of water frontage
- EPC C

PROPERTY

Sailors Creek is a wonderful residence set in the tranquil setting of Trevisson, a small hamlet just a short distance from the popular village of Flushing.

The property sits at the very end of the lane, ensuring an extremely high level of privacy, making this wonderful house even more special. The breathtaking views extend right up and down the river, with the gardens creating a wonderful backdrop to this impressive home.

On entering the house, the hallway creates a great first impression, bathed in light from the atrium above, with the fabulous views directly ahead of you. The sitting room is generous and exceptionally comfortable with a feature fireplace complete with woodburning stove, opening through to a lovely garden room. This room is very cleverly constructed with bi-fold doors that retract to seamlessly flow out to the garden, making this an exceptionally social space. The well appointed kitchen has a feature Aga and is well designed with a wonderful view to the front with its utility set to the rear. To the side, is a spacious dining room which opens directly to the front terrace, perfect for dinner parties. The study is well positioned, sited away at the rear from the distractions of the view, so that one can concentrate on the work in hand. Upstairs is where the outlook is at its very best. Stepping onto the large landing with its full height window creates an instant wow, with its outstanding vistas up and down the river. The master bedroom is very impressive with a sizeable balcony, ideal to just relax with coffee and to soak up those knock out views. The guest bedroom is also well appointed set on the opposite side of the property and has an equally impressive outlook. In addition, there are two further bedrooms also with their own en suite and finished to a very high standard indeed.

Stunning gardens are a real feature of the property. There is an abundance of beautiful planting to provide colour and interest all year round. The stunning south facing sun terrace is the real showstopper with an outstanding panoramic view, making this an ideal space for entertaining and relaxing. This works exceptionally well, especially in combination with the garden room and dining room creating a great flow from the house with the paddock below perfect for a marquee and parties. The grounds extend to offer ample parking at the rear, with a sizeable triple bay garage. Pathways then lead down through exceptionally well stocked gardens, with a mature woodland to one side, along with a private area with a timber chalet and a couple of useful outbuildings. Below the woodland there is access to the footpath and ownership of about 120 metres of water frontage, offering great opportunities for those that wish to utilise this amazing resource for fun and leisure, with boating, kayaking or SUP all available right on your doorstep.





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LOCATION

The location is excellent as simply driving into the entrance to Trevissome creates an instant feeling of ease. Sailors Creek is set at the end of the lane and is so peaceful. The property offers so much for so many, with the gardens being an attraction and the woods and paddock adding to the sense of tranquility. The water frontage also provides the opportunity for serious boating, or simply messing about with kayaks or SUPs. Access to the village of Flushing is good by boat, foot or car and this opens up the opportunities for leisurely days on the beach, or to enjoy the local activity of one of the pubs. There is or even a ferry into Falmouth for a spot of shopping, or to enjoy one of the bars or restaurants .

Flushing is a beautiful riverside village sitting on the opposite bank of Falmouth Harbour with its origins linked to the Dutch builders, who were heavily involved with Falmouth's packet ship industry back in the 17th Century. The village offers many exceptional lifestyle opportunities for sailing and also features a beach and some lovely walks around Trefusis Headland, towards Mylor Harbour and beyond. There are even two excellent pubs The Seven Stars and the Royal Standard as well as the Waterside restaurant.

A passenger ferry runs from the pier at Flushing to Mylor making a very pleasant trip across the water. Falmouth offers a wonderful array of lifestyle activities combined with an excellent range of facilities that includes a large selection of superb shops, pubs, restaurants and beachside cafes. The stunning beaches of Gyllyngvase and Swanpool are just a short drive, providing excellent family friendly, sandy beaches and each being great for swimming or paddle boarding alike. The area in general offers many opportunities for the water sports enthusiasts as well as sailing due to the many world class facilities that are on offer between Falmouth Bay and the nearby Helford River, which are all within very easy reach of Flushing. There are a range of marinas in Falmouth and also just around the headland at Mylor which offers exceptional boating facilities. Truro is also within easy reach for all shopping and business needs.



Helford River



Flushing



Falmouth



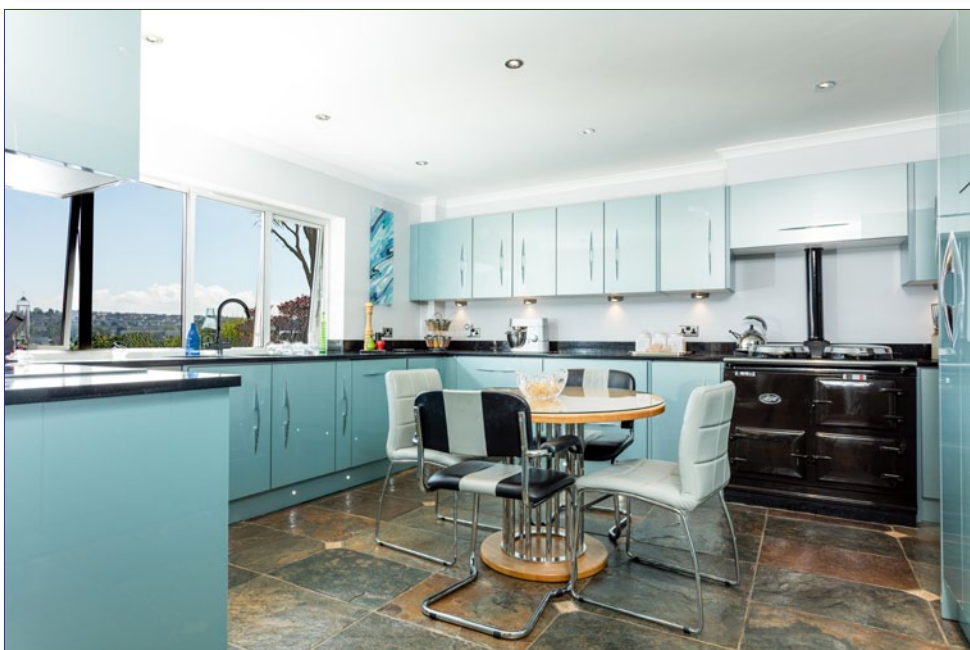
Trefusis



Mylor

DISTANCES

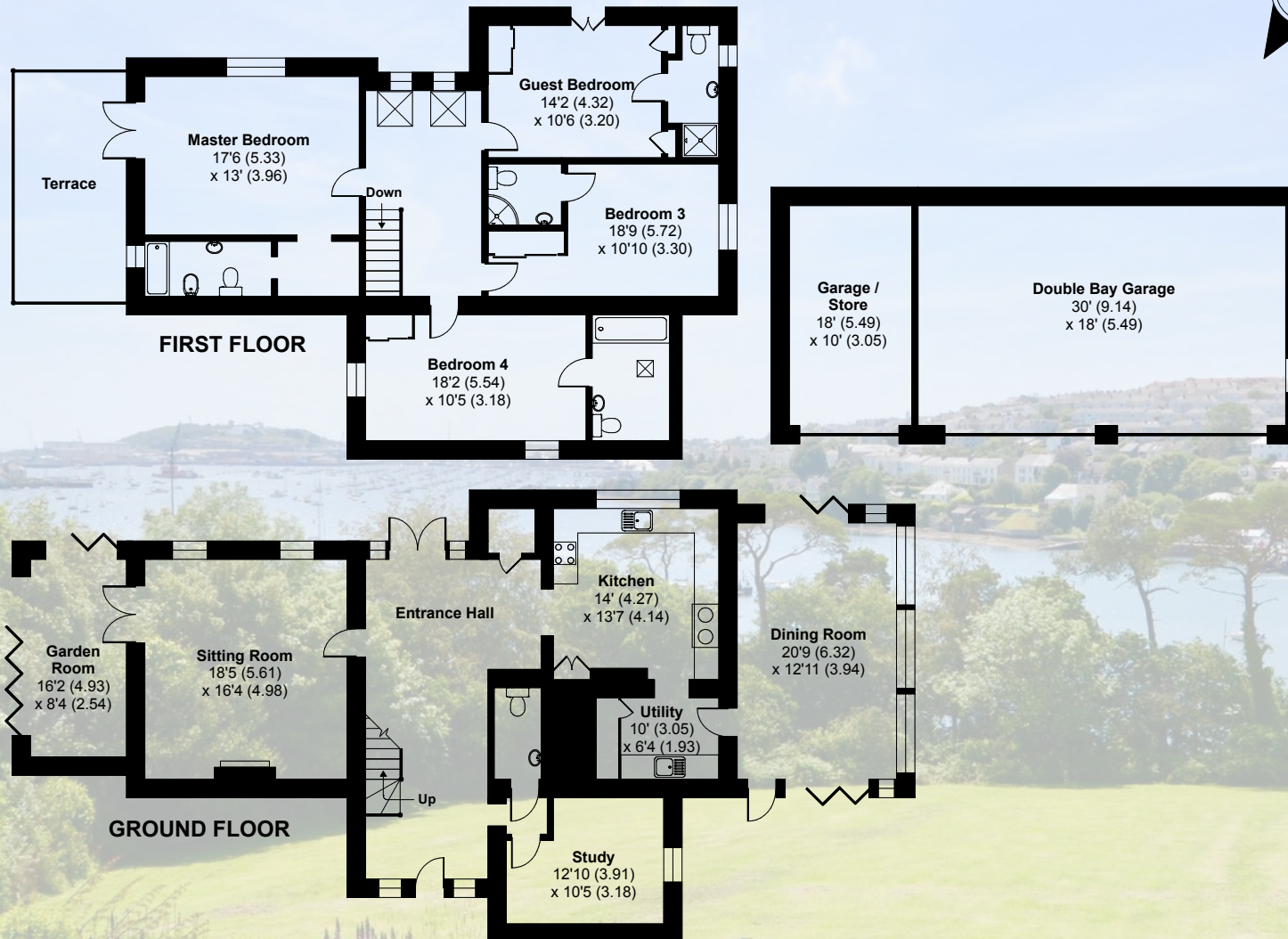
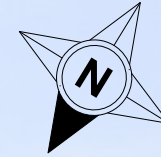
Flushing Sailing Club: 1.9 Miles • Mylor Harbour: 2.3 Miles • Falmouth: 4 Miles • Truro: 10 Miles • St Mawes: 15 Miles • Newquay Airport: 29 Miles





Sailors Creek, Trevisson, Flushing, Falmouth, TR11

APPROX. GROSS INTERNAL FLOOR AREA 3554 SQ FT 330.1 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.





Services: Mains electricity and water. Private drainage. Ground Source Heat Pump Heating.

Directions: Travel from the Treluswell roundabout on the A39 downhill towards Penryn on the B3292. On entering the town take the first left just after the traffic lights and proceed uphill past the old church and into Bissom Road. Follow for about half a mile and then take the right turn signed Flushing. After about 400m you will see a red post box on the right with a broad driveway opening. Head along this and head down hill. The road at the bottom splits left and right take the left turn which is signed Sailors Creek.

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