



## The Old Bakery, 71 Trefusis Road, Flushing, Falmouth, TR11 5TY

Guide Price £650,000

A substantial Grade II Listed property with direct water frontage, situated in a prime central position on one of Flushing's most sought-after terraces. Offering nearly 3,000 sq ft of accommodation and a generously sized, south-west facing rear terrace, this is a rare opportunity to acquire one of the largest homes on this prestigious row — now in need of complete renovation.

### Key Features

- Substantial Grade II Listed home with direct water frontage
- Nearly 3,000 sq ft of versatile accommodation across multiple levels
- Rare opportunity to acquire one of the largest properties on the terrace
- EPC exempt
- Centrally positioned on one of Flushing's most desirable terraces
- Expansive south-west facing rear terrace enjoying excellent sunlight
- Now requiring complete renovation – an exciting project with great potential







## THE ACCOMMODATION COMPRISES

### SHELTERED ENTRANCE

Quarry tiled flooring, courtesy lighting, panelled door opening into the:-

### RECEPTION HALL

Picture rail, wall light, wall panelling to dado height, part glazed door opening into the:-

### INNER HALL

Turning staircase rising to the part galleried first floor landing. Large, shelved, under-stair cupboard. Night storage heater, casement door to the workshop. High level cupboard housing electrical trip switching and meters.

### LIVING ROOM

Double small pane casement doors from the reception hall, broad original shop window providing much natural light, brick fireplace with glass-fronted log burner and raised hearth, night storage heater. Small pane casement door opening into the:-

### KITCHEN/BREAKFAST ROOM

One wall in exposed brick. Extensive range of fitted wall and base units with timber-edged worksurfaces between and complementary small tiled splashbacks. Inset sink unit with mixer tap and cutlery drainer, space and plumbing for dishwasher, four-ring ceramic hob with filter canopy over, split level Siemens microwave and oven/grill with further cupboards above and below. Night storage heater, inset downlighters, small pane casement door from the inner hallway, broad uPVC double glazed window and double small pane casement doors opening into the:-

### SUN LOUNGE

Double glazed roof, paved flooring, night storage heater, window and walk-in double glazed bay window with sliding patio doors opening directly onto the rear terrace - over which stunning views are enjoyed across the harbour to Falmouth, the Penryn River, Penryn and outskirts beyond.

### WORKSHOP ('THE GREEN ROOM')

Timber flooring, cold water tap, courtesy door from the rear hall, polycarbonate roofing, double glazed sliding patio doors opening onto the terrace and, therefore, once again providing stunning views.

### GROUND FLOOR SHOWER ROOM

Located to the rear of the inner hallway, with white three-piece suite comprising a low flush WC, circular wash hand basin with mixer tap and wall mirror. Walk-in shower cubicle with tiled walls and Triton instant shower. Recess with plumbing for washing machine and tumble dryer, tiled flooring, internal window to the workshop.

### FIRST FLOOR

#### LANDING

Window at mid-level with views over the harbour to Falmouth and Penryn. Part galleried, built-in airing cupboard with louvre door housing copper cylinder with immersion heater.

#### BEDROOM ONE

Broad uPVC double glazed window with low sill to the rear

elevation, enjoying the magnificent, ever-changing views over Falmouth's outer harbour to The Greenbank, Penryn River, Penryn town and surrounding countryside. Full height fitted wardrobes with mirrored doors, Dimplex panel radiator, door to:-

#### EN-SUITE BATHROOM/WC

White three-piece suite comprising a pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, low flush WC. Window to the rear elevation with harbour views, part tiled walls, towel rail/radiator.

#### BEDROOM TWO

Sash window to the front elevation. Full height fitted wardrobes with louvre doors.

#### BEDROOM THREE

Sash window to the front elevation, steps rising to the:-

#### LOFT AREA

An extensive area, ripe for conversion to additional accommodation if required, subject to necessary consents. Light and power connected, three Velux windows to the rear elevation, once again providing magnificent harbour views along Falmouth's waterfront, including the Royal Cornwall Yacht Club and Greenbank, almost directly opposite, and up the Penryn River to Penryn town and surrounding countryside. Water cylinder.

## THE EXTERIOR

### REAR

Number 71 benefits from a particularly broad terrace, mainly decked, with wall to the harbourside and granite steps leading down to provide ease of access to the foreshore when the tide is out, and boats when the tide is in. We understand the neighbouring property has a right of access to the steps but one that has not been exercised for many years. The views from this terrace are quite outstanding and extremely sunny due to the south westerly aspect which extends along Falmouth's waterfront from Mulberry Quay to The Packet Quays, the Royal Cornwall Yacht Club, the Greenbank and Falmouth Wharves. Falmouth's outer harbour then becomes the Penryn River which is bordered by lightly wooded countryside at Trevisson and extends up to Penryn itself and countryside beyond. An exceptional, sheltered, sunny and ever-changing vista.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water and drainage are connected to the property. Electric heating.

### COUNCIL TAX

Band E - Cornwall Council.

### TENURE

Freehold.

### VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





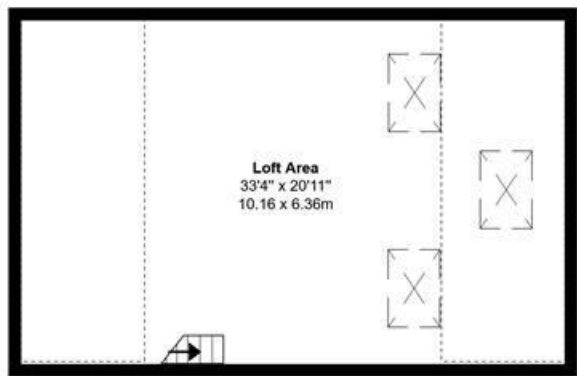




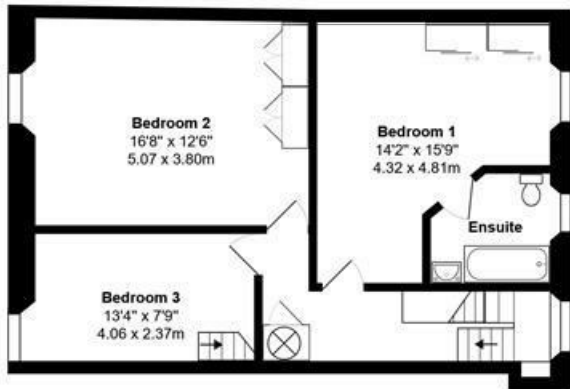




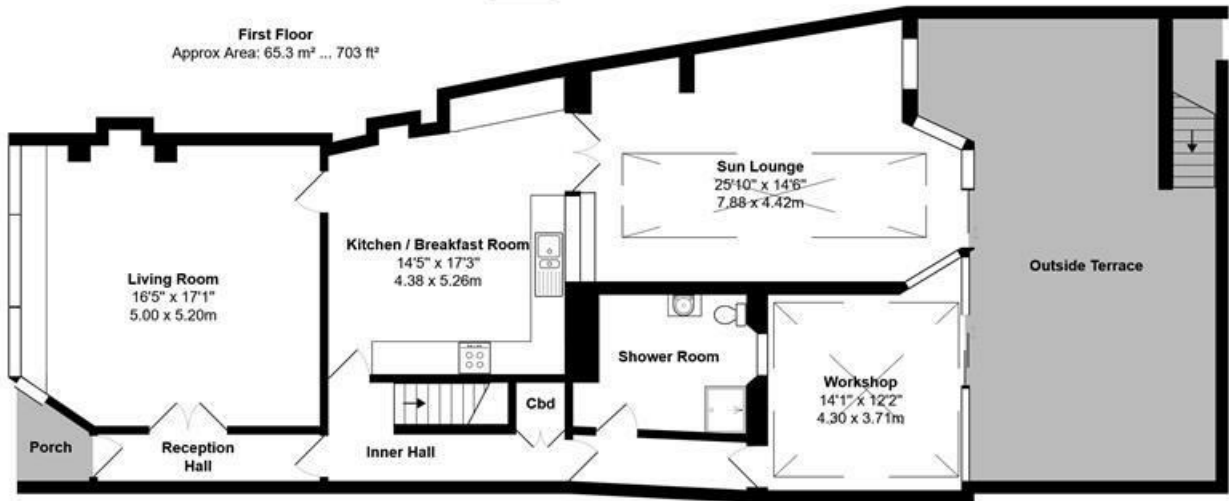
# Floor Plan



Loft Area  
Approx Area: 64.6 m<sup>2</sup> ... 695 ft<sup>2</sup>



First Floor  
Approx Area: 65.3 m<sup>2</sup> ... 703 ft<sup>2</sup>



Ground Floor  
Approx Area: 137.4 m<sup>2</sup> ... 1479 ft<sup>2</sup>



Trefusis Road, Flushing, Falmouth, TR11 5TY  
Total Approx Area: 267.3 m<sup>2</sup> ... 2877 ft<sup>2</sup> (excluding porch, outside terrace)  
All measurements are approximate and for display purposes only