Uplands, 8 Tregew Road, Flushing, TR11 5TG

Guide Price £965,000

An outstanding and utterly charming 1919 Edwardian “Cornelius” style house occupying a wonderful spot on the edge of Flushing village and set within the most glorious of established gardens, over 1/2 acre in size. Expanded and beautifully appointed, four double bedroom accommodation with 3 reception rooms, 3 bath/shower rooms plus a study. A triple car garage with 30' 'Recreational' room above, six or more terraces to enjoy glorious views and all a leisurely 10-minute walk to the waterside and village centre.

- Elegant detached family house
- Edge of Flushing village
- Four double bedrooms (2 en-suite)
- Three reception rooms
- Glorious 0.53-acre gardens
- Triple car garage and much parking
- Flexible 'Recreation' room
- Superbly appointed and presented
THE LOCATION

Uplands lies in an enviable site on the approaches and edge of Flushing village. The house is incredibly private, discretely accessed, to the rear along an 80' driveway from the Close road and with a pathway and old gateway at the front, leading onto Tregew Road with a leisurely 10-minute walk to the village centre, slipway and waterside. Flushing is a popular and highly 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 and 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 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 has a varied calendar of events and workshops whilst 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

This outstanding, “Cornelius” style house is believed to have been built in 1919 for a ship’s Captain. On his demise the house was inherited by a family member Mrs. A Wilshaw M.B.E. who resided here until 2003 when it was bought by the current owners. Recognising what a special place it was, they set about a careful scheme of restoration whilst seamlessly expanding the accommodation with a two storey rear extension to create a spacious, flexible and beautifully appointed family home. Upland’s lies within a glorious garden, just over half an acre in size, providing rare levels of privacy, interest and a 100 years of establishment.

The house itself, presents four double bedrooms, two with en-suites, plus the main bathroom upstairs. Living space is generous: there are separate sitting and dining rooms plus a superb conservatory with two sets of French doors to the garden. The kitchen is a sociable space with room for a sofa and table and chairs where, again, French doors lead out to a sheltered Sandstone paved terrace. Practicality abounds with so much storage, a study, utility area as well as a fourth wc/cloakroom. We love the turning staircase and landing which opens out onto a very usable first floor balcony overlooking the garden and with lovely views to river and countryside. All is beautifully presented and so well equipped with a light and brightness within, sure to uplift the spirit. The 80’ long driveway lined with mature shrubs, hints that one is arriving somewhere special.

There is plenty of space to park, plus a triple garage, built in 2004 with a ‘Recreational’ room above. This 30’ x 15’ space is highly versatile, plastered and floored, complete with plumbing, power and spotlighting, as a perfect blank canvas in readiness for adaptation to the new owners' requirements (subject to consents). What is so lovely at Uplands is its elegance, retention of original detailing and lovely proportions, all consistent with its era of construction and the prominence of its architect. This is an outstanding house in an exceptionally good situation and setting, a brilliant opportunity for the discerning home hunter.
ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

FRONT ENTRANCE
Arched entrance with original wooden outer doors and glazed inner door.

PORCH
Granite threshold and terracotta tile floor.
Panel and glazed door into....

HALLWAY
Approximately 11’ x 7’ 4” (3.35m x 2.24m) A welcoming space with turning staircase rising to the first floor. Radiator. Dado and picture rail. Shelved under stair cupboard. Painted panelled doors into the sitting room (through to conservatory), to dining room and a panelled, colour glazed and acid etched door through to the main entrance (beyond to study, cloakroom, utility and kitchen/living room).

SITTING ROOM
22’ 4” x 14’ 7” (6.81m x 4.44m) First measurement into wide, box bayed UPVC double glazed window with a westerly view overlooking the slate terrace and garden and towards fields. This lovely room has a partially exposed wooden floor with oak framed large carpet rug in cream. Slate and timber surround open fireplace with slate hearth and inset Jet Master fire. Two radiators. Two pendant lights with plaster roses. Picture rail. High skirting boards. French glazed doors with side and over panes, opening into......

CONSERVATORY
15’ 8” x 11’ 1” (4.78m x 3.38m) An impressive room with base wall and apex UPVC double gazed ceiling. Two sets of French doors lead onto terraces and into the garden. Remotely controlled Velux roof window with auto shut rain sensor. Radiator. Power points. Spotlights.
SITTING ROOM.
**DINING ROOM**

16’ 4” x 11’ 10” (4.98m x 3.61m) First measurement into UPVC double glazed box bayed window to front overlooking the garden, countryside and towards Falmouth’s North Parade. Exposed timber floorboards. Open fireplace with stone surround. Radiator. Picture rail.

**ENTRANCE & MAIN HALLWAY**

The natural entrance to Uplands, reached from the parking, garage and driveway areas, through a double-glazed door with side pane into....

**HALLWAY**

13’ 8” (4.17m reducing to 11’ 8” (3.56m) x 9’ 6” (2.9m) reducing to 6’ 10” (2.08m) An engineered limed oak floor with matwell. Built-in white panelled door to cloak and storage cupboard together with further shelved base cupboards and a glazed cabinet. Radiator. Ceiling spotlights. Picture rail.

Panel and colour glazed door to study and a continuation of flooring through to the inner hallway with spot lit ceiling, coat hooks and access to cloakroom/WC, utility, side entrance and kitchen/living room.

**STUDY**

8’ 7” x 6’ 4” (2.62m x 1.93m) Double glazed side window to garden. Fitted base and eye level furniture including cupboards and drawers with work top forming a desk. Further double door storage cupboard. Ceiling spotlights. Telephone point.

**CLOAKROOM/WC**


**UTILITY/SIDE ENTRANCE**

8’ x 4’ 2” (2.44m x 1.27m) Ceramic tile floor. Panel and glazed door to side. Stylish gloss cream base cupboards with bamboo work top and inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Double door boiler cupboard housing oil fired ‘Grant’ boiler fuelling the radiator central heating and pressurised hot water system with HIVE control for remote programming via smart phone. Electric Consumer Unit.
KITCHEN/DINING/LIVING ROOM
19' 6" (5.94m) reducing to 15' 2" (4.62m) x 12' 5" (3.78m) A sociable, light and bright room with double glazed windows to three sides and double-glazed French doors leading out onto a sheltered terrace.

There is room here for a sofa and dining table and chairs.

Fitted contemporary kitchen in cream with worktops and a central island incorporating a stainless-steel oven and grill with much storage space and a quality composite work surface. Franke stainless steel sink with mixer tap. Four element induction hob. Integrated fridge/freezer and a dishwasher. Ceramic tile flooring. Two radiators. Ceiling spotlights. Small sink with macerator.

FIRST FLOOR
A fine staircase rises from the hallway, carpeted and with turned painted spindles, fine pitch pine newel posts and hard wood rail, turning and rising up to the.....

LANDING
A lovely, generous area with arched, glazed and panelled double doors providing lovely garden, countryside, river and far reaching views as well as accessing the balcony. Access to loft space. Radiator. Door to shelved linen/airing cupboard with electric heat tube. Picture rail. Panel doors to two bedrooms and bathroom with passageway leading past a double-glazed Velux roof window to bedrooms three and four.
**MASTER BEDROOM**

14’ 7” x 13’ 10” (4.44m x 4.22m) to front of fitted wardrobe and cupboard space and 16’ 1” (4.9m) to fine sixteen pane sash window, overlooking the garden and with country, river and far reaching views. A second side facing sixteen pane sash window looks towards the river and Falmouth. Exposed wooden floorboards. Pretty period cast iron and timber surround fireplace with glazed tile hearth. Useful deep eave storage cupboards, recess. Radiator. Panel door to....

**EN SUITE SHOWER ROOM**

BEDROOM TWO
14' x 12' (4.27m x 3.66m) Front facing sixteen pane sash windows with fine views overlooking the garden and far reaching countryside outlook. Built-in wardrobe/cupboard space. Exposed wooden floorboards. Pretty cast-iron open fireplace with glazed tile hearth. Radiator.

GUEST ROOM/BEDROOM THREE
12' 6" x 11' 2" (3.81m x 3.4m) A delightful room incorporating a fitted wardrobe and en-suite shower room. Double glazed windows to side and rear both looking into the garden. Radiator

EN SUITE

BEDROOM FOUR
9' 3" x 8' 10" (2.82m x 2.69m) Double glazed window to side. Built-in deep double door wardrobe with rear roof access. Radiator

FAMILY BATHROOM
A generous 11' x 8' 7" (3.35m x 2.62m) refitted in white with four-piece suite comprising button flush WC, large, deep corner fill bath, wash hand basin and walk-in over-sized boiler fed shower cubicle. Ceramic floor and partial wall tiling. Double glazed window to side. Built-in cupboard. Over-lit recess. Picture rail. Chrome heated towel radiator. ceiling spotlights.

FIRST FLOOR BALCONY
A lovely area with partial eyebrow overhang above its French door entrance. This space overlooks the garden and with glorious views south towards Falmouth and the river, and West over fields and far reaching countryside. Glass screened with stainless steel stanchions and a teak decked floor.
OUTSIDE

Uplands lies within the loveliest of gardens, 0.53 acres in all, of roughly rectangular shape, running from Tregew Close at the rear and with pathway and gate onto Tregew Road at the front. The garden, which is remarkably private, has evolved beautifully over its 100-year lifetime. There is a delightful feeling of history and establishment by keen and knowledgeable gardeners here, with a sweeping 13’ (3.96m) wide and 80’ (24.38m) long granite chip driveway leading discretely off Tregew Close, to the garage and parking area for several cars. There is interest everywhere within this beautifully tended garden with, for example, six or more areas of terrace on which to relax, entertain and enjoy. At the front and side of the house and with lovely garden and countryside views, are terraces in slate and timber decking accessed from the sitting room and conservatory, whilst from the kitchen, French doors lead out into a delightful sheltered area paved in Sandstone. All is richly stocked with choice and specimen shrubs, plants and small and larger trees with a front lawn and pathway meandering through and down to Tregew Road. There are many Camellia and Hydrangea, Maple and Cherry Trees, Mimosa, Myrtle, Black Elder, Pittosporum and Strawberry tree, Silver Birch, Apple Tree and Palms, to name a very few! The many climbing plants provide shelter, and scent, including Wisteria, Rose & Clematis. To one side is a 25’ deep timber terrace with Pergola and 12’ x 8’ shed beside.

METAL APEX ROOF SHED

12’ x 9’ (3.66m x 2.74m) With timber floor and double sliding entrance doors.

TRIPLE GARAGE

29’ 2” x 19’ 5” (8.89m x 5.92m) Block built and timber faced with pitched roof and window to the side and high level to front. Power and light. Separate Electric Consumer Unit. Three individual doors.

Above the garage with side entrance up steps to hardwood door and windows to sides, into ….

RECREATIONAL ROOM/OVERSPILL ACCOMMODATION

30’ 0” x 15’ 0” (9.14m x 4.57m) With apex ceiling. Two double glazed Velux roof lights and a raised platform with double glazed window and fine views to garden, river, Penryn and countryside. This superb room is a blank canvas - all plastered, floored and ready to go to suit the new owners’ requirements (Subject to consents). 13amp power supply. Mains water supply and connection to the private drainage system. Spotlights.

TIMBER WORKSHOP

21’ x 9’ 10” (6.4m x 3m) Power & Light.
TREGEW ROAD, FLUSHING, FALMOUTH
APPROX. GROSS INTERNAL FLOOR AREA 3335 SQ FT 309.8 METRES
(INCLUDES GARAGE & EXCLUDES RESTRICTED HEAD HEIGHT)

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.

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DIRECTIONS:
From Falmouth, pass over Penryn Bridge and travel along Commercial Road, turning right signed Flushing and Mylor. Turn right towards Flushing and right again at the 'T' junction where soon after turn left into Tregew Close. Uplands can be found on the right-hand side with discreet access onto its gravel driveway, indicated by a Heather & Lay 'For Sale' board.

AGENTS NOTE:
'Uplands' 8 Tregew Road has a right of access over Tregew Close which is privately owned by the bungalow in the close and maintained by the Tregew Close Management Company. ‘Uplands’ is not obliged to pay for the upkeep of the road but has historically made a nominal contribution (£100 per year).

SERVICES
Mains electricity, water and private drainage. Oil fired boiler fuelling radiator central heating and hot water supply.

LOCAL AUTHORITY
Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

TAX BAND - F

EPC RATING – E

VIEWINGS Strictly by prior appointment

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