



# Magnolia House

Kersey Road, Flushing, Cornwall

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A charming, deceptively spacious individual home, with sea views and large gardens in the heart of Flushing.

To be sold for only the second time, this special four bedroom home enjoys a private and tranquil setting in an elevated position above the village of Flushing, commanding exceptional views, large gardens and driveway, spacious accommodation, balcony, pool and still plenty of potential.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**GARAGE & PARKING**



**0.42 ACRES**



**FREEHOLD**



**VILLAGE**



**2,769 SQ FT**



**GUIDE PRICE  
£1,750,000**



### The property

Magnolia House is a wonderfully individual home, boasting great charm and style perched in a private position with beautiful elevated views across Flushing and the Penryn River. Within striking distance of the village and waterfront, this incredible opportunity enjoys mature gardens of over 0.4 acres, c. 2,800 sq ft of accommodation, sea views, extensive parking and garage, incredible privacy and backing onto open countryside. Just a couple of these features are hard to find together in this beautiful village.

Its split-level layout creates deceptively spacious accommodation, intrigue and charm, further enhanced by the use of high quality natural materials. Beyond and entrance hall and cloakroom, the inner hall opens to a magnificent 27ft, open-plan kitchen and dining area, which has painted timber beams overhead, as well as a skylight over the kitchen. Bi-folds open onto the garden, bringing light to the dining area, with the kitchen featuring bespoke solid wooden units and integrated appliances. Adjoining the kitchen, the well-equipped utility room has further fitted storage and

space for additional home appliances. Off the dining area to the west wing of the home there is a study with views over the garden. The main living room, centrally positioned is accessed via granite steps leading down from the entrance hall. With its vaulted ceiling, exposed beams and stone-built fireplace fitted with a logburner, the sitting room is a wonderful space in which to relax, while the dual French doors open onto the south-facing patio and flood the space with natural light.

Steps ascend from the living room to the two storey east side of the property, housing the three first floor bedrooms. They include the generous principal bedroom, with built-in wardrobes, an en suite shower room and bi-fold doors opening onto a balcony overlooking the south-facing rear garden and sea views. The two additional bedrooms have access to a family bathroom. To the ground floor there is a fourth bedroom/hobby room and an unexpected spa, which features an indoor heated swimming pool, a jacuzzi and a sauna, as well as shower facilities in a wet room.





## Outside

A large private driveway, provides plenty of parking space in front of the house, and the garage for further parking or storage space. The garden is mostly to the rear, benefitting from a sunny south-facing aspect and views across the surrounding fields and coastline. It includes split-level patio space for al fresco dining, as well as an area of lawn with borders of established shrubs, hedgerows and mature trees. A potting shed provides useful space for garden storage. Paths meander through the incredibly sized grounds for this location and serve a private gateway onto the lower section of Kersey Road for easy access to the village.

## Location

The property is located at the end of a private road in an exclusive and tranquil setting, moments from the heart of the village. which sits in an area of outstanding natural beauty, commanding an incredibly picturesque waterside location overlooking the Penryn River to Falmouth. There are great local amenities including a junior school, general store, two public houses including the well-regarded Harbour House,

restaurant, bus service, a church and a chapel. There is a regular passenger ferry to Falmouth. The village is much sought-after, due to its proximity to some of the finest sailing waters in the country, The Fal River and surrounding creeks are a hive of activity, with a popular sailing club in the village plus further marina facilities and yacht clubs in Mylor and Falmouth.

The vibrant university, seaside town Falmouth lies just across the water and is home to many boutique stores and independent, bars, cafes, wonderful seafood restaurants, a beautiful beach and harbour plus great social events: Falmouth Week, Sea Shanty and Oyster Festivals. The Cathedral City of Truro, 11 miles away, provides the main business links for Cornwall and offers an excellent range of shopping plus state and independent schooling. Truro is on the mainline to London Paddington which takes approx. 4 ½ hours. Cornwall Airport Newquay, 30 miles away, offers international and national flights, including flights to London Gatwick taking just under an hour.



## Distances

- Flushing Sailing Club 0.3 miles
- Flushing Beach 0.8 miles

## Nearby Stations

- Flushing Harbour 0.2 miles (pedestrian ferry to Falmouth, 10 minutes)
- Penryn 3 miles

## Key Locations

- Mylor Bridge 1.5 miles
- Penryn 3 miles
- Truro 11 miles

## Nearby Schools

- Flushing CofE Primary 0.1 miles
- Mylor Bridge Primary 2 miles
- Penryn Collage Secondary 3.5 miles
- Truro High School 10 miles
- Truro School 11.5 miles





## Floorplans

House internal area 2,769 sq ft (257 sq m)  
Including outbuildings 3,059 sq ft (284 sq m)  
For identification purposes only.

## Directions

TR11 5TR

what3words: ///speaks.bliss.prone

## General

Local Authority: Cornwall Council

Services: Connected to mains water, drainage and electric with oil fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

## Cornwall

24 Southernhay West, Exeter, EX1 1PR

**01872 301664**

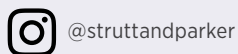
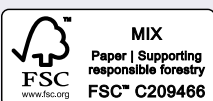
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