

STAGS

6, Pitick Terrace

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Flushing, Falmouth, Cornwall TR11 5UA

Truro City - 10.5 miles Falmouth - 5 miles Penryn - 3.2 miles

Former fisherman's cottage located on the quayside commanding superb waterside views.

- Guide Price £400,000 - £425,000
- Offers Invited by 27 November at 4:00pm
- No Onward Chain
- Requiring Updating
- Freehold
- For Sale by Informal Tender
- Stunning Waterside Position
- Fantastic Views Towards Falmouth
- Parking & Garage
- Council Tax Band - D

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SITUATION

Flushing is a highly regarded waterside village known for its community atmosphere, sailing facilities and proximity to the harbour town of Falmouth. The village offers a range of day-to-day amenities including a public house, village shop and primary school, with further facilities available nearby.

METHOD OF SALE

The property is being sold by Informal Tender with offers invited to Stags Truro by post or email, by no later than Friday 27 November 2026 at 4:00pm.
Please note that the owners reserve the right to accept an offer prior to this date.

DESCRIPTION

The property is perfectly positioned on the harbour front with views across the water towards Falmouth. It is arranged over two floors and offers a well-balanced and versatile living space.







On the ground floor, an entrance hall provides access to a comfortable sitting room to the front, featuring a fireplace with views across the water. Further along the hallway is a separate dining room which offers an ideal space for entertaining and finally to the rear is a fitted kitchen, which is equipped with a range of wall and base units and provides access to the rear garden.

On the first floor, the landing leads to two bedrooms, including a generous principal bedroom to the front and a further well-proportioned double to the rear both with built in storage. The accommodation is completed by a family bathroom fitted with a modern suite and separate W/C.

To the rear of the property is an enclosed courtyard, ideal for al fresco moments after a day on the water along with a valuable parking space on the quayside which is owned by the property and benefits from renting an outhaul mooring should a buyer wish.

SERVICES

Mains electric with electric heating, mains water and drainage. Ultrafast Broadband available. Mobile phone: EE, Three, Vodafone likely, O2 limited. - Ofcom.
Flood Risk - Medium (Rivers & Sea) - Very Low (Surface Water) - Gov.uk.

VIEWINGS

Strictly by prior appointment with Stags Truro office.

DRECTIONS

From Mylor Bridge continue southerly on Waterings Road heading towards Flushing and join Pillars Road. At the crossroads turn right into Tregew Road which leads into St Peter's Road and continue to The Royal Standard public house and bear right along Trefusis Road heading towards the quay car park and Flushing Ferry where Pitick Terrace can be found. Free parking is available on-street nearby.

AGENTS NOTE

The property has a 'right of way' crossing the rear courtyard and a 'flying freehold' on the first floor landing.







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area 967 sq ft - 89 sq m
(Excluding Garage/Net Loft)
Ground Floor Area 500 sq ft – 46 sq m
First Floor Area 467 sq ft – 43 sq m
Garage/Net Loft Area 214 sq ft – 20 sq m

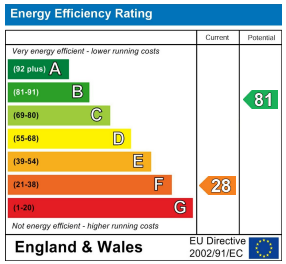


PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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