



THE MOAT
14 TREGEW CLOSE FLUSHING,
TR11 5TQ

Philip Martin
ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



THE MOAT

14 TREGEW CLOSE FLUSHING
TR11 5TQ

BEAUTIFUL DETACHED BUNGALOW OCCUPYING A
GENEROUS PLOT WITH FAR REACHING RIVER VIEWS

Situated within one of Cornwall's most desirable villages in
an elevated position boasting breath-taking river and rural
views.

A unique three bedroom bungalow which comprises;
Entrance room/study, entrance hallway, open plan kitchen,
sitting, dining room, three double bedrooms (master with
en suite), family bathroom and utility. Detached double
garage.

Nestled in mature fully enclosed gardens with complete
privacy. Detached single garage and off road parking.

An early viewing is essential. EPC - E

OFFERS IN EXCESS OF
£800,000

Philip Martin

PHILIP MARTIN

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

THE PROPERTY

Situated within one of Cornwall's most desirable areas, The Moat is a very special package indeed. This is the first time it has come to the market since construction in the 1970's and it really is an opportunity that must not be missed.

Designed and built by the current owners father, there really is nothing similar in the market. The thoughtful design conveys a spacious and light feeling throughout, with vaulted ceilings and Velux windows. It is cleverly positioned within its generous plot to maximise the impact of the far reaching river views and countryside beyond. The internal layout allows for a long corridor on its western aspect with multiple sliding glass doors benefiting from this outlook, leading to the terraced garden. The accommodation is well proportioned throughout, and in brief it comprises; Entrance room / study, entrance hallway, open plan kitchen, lounge, dining room, three double bedrooms (master with en suite), family bathroom and utility. Although some internals require modernisation, the house can be lived in immediately which gives prospective purchasers the chance to adapt the property to their own taste.

Externally, the origin of the name "The Moat" becomes apparent as a wooden bridge spans a pond which runs the length of the property and leads to the front door. Two tandem off road parking spaces are available on the drive in front of the detached double garage. The mature gardens are packed with an array of mature shrubs, plants and bushes which are well established. The boundaries are all natural and fully enclosed, perfect for free range pets and children. There are many points for sitting out and entertaining, all appreciating the impressive outlook. Its south-westerly angle provides afternoon and evening sun until it sets below the rolling hills in the distance.

Heating is currently provided by night storage heaters, although in the winter the wood burner heats a large proportion of the property. The Moat will appeal to many different buyers as it is equally suited for full time occupation, holiday letting or a second home.

FLUSHING

The village of Flushing owes its name to 17th century Dutch builders who came to construct piers and sea walls, finally settling there. The village subsequently became a place of style and refinement, popular with Captains of the Packet Ships. Today the village still retains that air of refinement, with its tastefully renovated period houses and narrow winding waterside street. The village claims to have one of the mildest climates in Britain held by its warm south westerly aspect.

Local facilities include a sub-post office, two public houses, restaurant on Flushing Quay, junior school, church and chapel and a regular passenger ferry provides direct and easy access to Falmouth on the opposite side of the river. There are also general stores in Flushing & Mylor which have incredible stock of all the essentials and more and are open 7 days a week. A farmers market is open on a Saturday morning and feast nights are on Wednesday evenings. Flushing is a real hive of activity during the summer months, with a small watersports hire shack, snack/crepe van on the beach and the Flushing Carnival & Regatta yearly.

The Fal Estuary is renowned as a sailing centre. There is an active local sailing club with further facilities at nearby Mylor Yacht Harbour as well as Restronguet and The Royal Cornwall Yacht Club across the water in Falmouth.

The Cathedral city of Truro is approximately 12 miles away and here is an excellent range of shopping, business and commercial facilities, including both private and state schools and main line railway link to London Paddington.

FALMOUTH

The historic port of Falmouth has undergone major redevelopment in recent years with huge investment and is now thriving. The town has an excellent range of everyday facilities including banks, building societies, restaurants, schools and colleges as well as a branch railway line providing regular access to Truro. The harbour and beaches are significant attractions of the town and since 2003 Falmouth has also been home to the National Maritime Museum. For sailing enthusiasts there is direct access to Carrick Roads, The River Fal and several yacht marinas close by. It also has its own university with a campus at Woodlane and Tremough.

In greater detail the accommodation comprises (all measurements are approximate):



ENTRANCE ROOM / STUDY

4.00 x 2.90 (13'1" x 9'6")

The entrance to The Moat is special. Across a wooden bridge over a pond into the entrance room. This room is currently used as a study but is a very versatile additional space. Wooden laminate flooring, skirting and coving are installed. One ceiling mounted light and a door leading to the hallway.

ENTRANCE HALL

The hallway runs the length of The Moat on its westerly side, benefitting from the views and allowing a tremendous amount of light through the two sets of glass sliding doors and and multiple Velux Skylights. Laminate flooring continues, two ceiling mounted lights and one wall mounted storage heater.

KITCHEN

6.00 x 6.00 (19'8" x 19'8")

The kitchen is tucked away within the open plan sitting/dining room. There is a range of matching kitchen units comprising a mixture of cupboards and draws. A stainless steel sink and drainer is inset within the worktop. Tiled flooring and splashback. A range of shelving and space for a large fridge freezer. A door overlooks the external pond. Exposed ceiling beams support spot lights and Velux windows allow a large amount of light to enter during the day.

SITTING / DINING ROOM

6.00 x 6.00 (19'8" x 19'8")

A stunning space comprising vaulted ceiling, exposed beams and Velux windows. Two sets

Philip Martin



of glass sliding doors lead to the rear garden. This is a very spacious and light space which benefits from the magnificent outlook. The flooring is carpeted. A large wood burning stove sits within a brick surround with a slate hearth. This heats the entire property during the colder months. Ceiling mounted lights.

BEDROOM ONE

4.17 x 2.93 (13'8" x 9'7")

A double bedroom with glass doors leading to its side aspect, carpeted flooring and integral wardrobes. A single wall mounted night storage heater and ceiling mounted light.

EN SUITE

2.93 x 1.73 (9'7" x 5'8")

With a window to the front aspect and a mixture of tiled and painted walls. The suite comprising a toilet, wash basin and bath with shower above. Ceiling mounted light.

BEDROOM TWO

4.00 x 3.56 (13'1" x 11'8")

A double bedroom with a door to its front aspect overlooking the pond. Carpeted flooring and integral wardrobes. Wall mounted night storage heater and ceiling mounted light.

BEDROOM THREE

4.00 x 3.47 (13'1" x 11'4")

A third double bedroom with another door to the front aspect with a pleasant outlook over the pond. Carpeted flooring and integral wardrobes. Ceiling mounted light and a single wall mounted night storage heater.

BATHROOM

2.49 x 1.54 (8'2" x 5'0")

A bathroom suite comprising toilet, wash basin and bath with shower above. Carpeted flooring and one ceiling mounted light. Door leading to utility.

UTILITY

2.49 x 2.25 (8'2" x 7'4")

Base and eye level matching units with a stainless steel sink is inset within worktop. External door to the front aspect and a ceiling mounted light.

OUTSIDE

The Moat's grounds are a true delight. The approach is via a shared drive to two tandem off road parking spaces situated in front of the detached garage. A path leads through mature plants, over the wooden bridge to the front doors. Its side garden is an extensive lawn area with established trees, a greenhouse and storage shed. The remainder of the garden is terraced, offering a raised gravelled area off the hall-way & sitting room which is a real sun trap, enjoying complete privacy. This is the perfect space for entertaining guests during the hotter months. The views from this space are terrific due to its elevated position.

GARAGE

A double garage with an up and over garage door and pedestrian door to the side. Windows to the rear aspect and electricity is connected.

SERVICES & COUNCIL TAX

Mains water, electric and drainage are connected.

Council tax - Band D

EPC - E

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

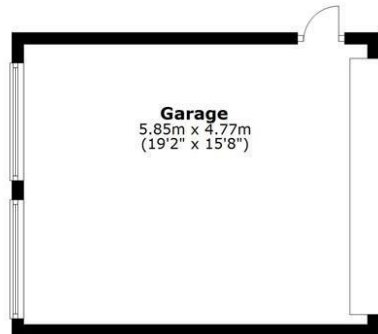
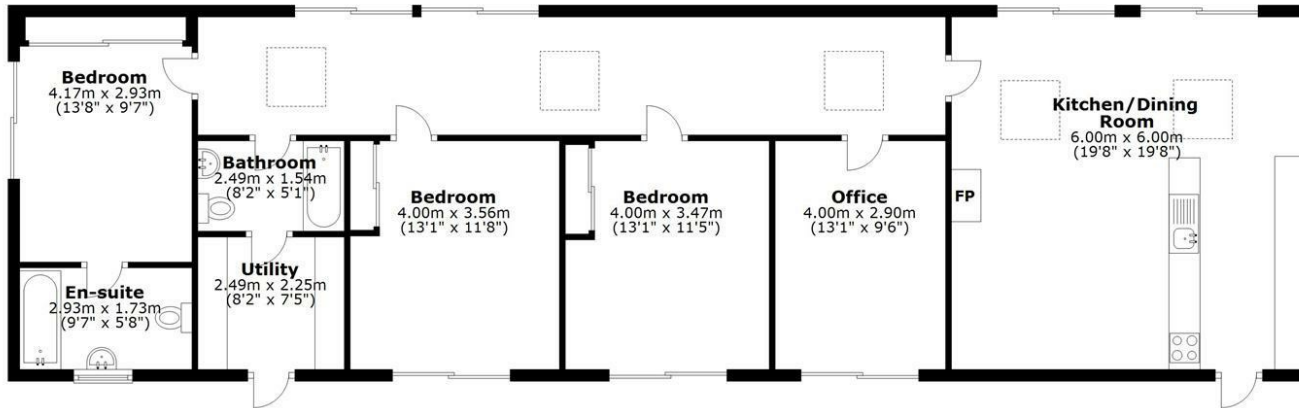
VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Heading into Flushing on Tregew Rd, at the junction turn right. Proceed down the hill and take the first left into Tregew Close. Proceed through the close where the shared drive for No14 & 15 will be found on your right hand side. Proceed down the drive and "The Moat" will be located on your left hand side.

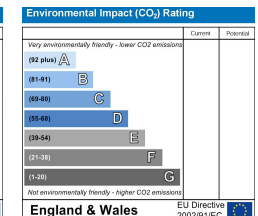
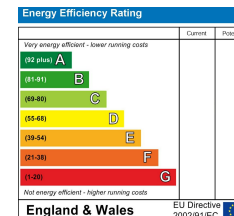
Ground Floor
Approx. 160.1 sq. metres (1723.2 sq. feet)



Total area: approx. 160.1 sq. metres (1723.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanUp.

The Moat, 14 Tregew Close, Flushing







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