



## Imagine your toes in the water

Falmouth-based agent Jonathan Cunliffe (01326 617447) and Savills Auctions in London (020-7824 9091) have joined forces in a bid to find a taker for the ultimate renovation project, that of Water's Edge at 48, Trefusis Road, Flushing, one of the most valuable and exclusive addresses on the south Cornish coast. With spectacular views across the world's third-largest natural harbour, the house offers direct water frontage via a set of private steps that wind down to the beach, and its own boathouse, below.



For sale for the first time in 33 years, Water's Edge is one of only nine Edwardian-style, detached, south-facing houses with water frontage on this exclusive road. Built in the 1920s and now in need of complete refurbishment, the 4,235sq ft house, which is unlisted, sits at the top of its elevated, one-third-of-an-acre plot, looking out over sloping gardens to Falmouth harbour and beyond, with scope to create terracing to maximise the views and grounds. It is currently laid out over three levels with accommodation including four reception rooms, a master suite and five double bedrooms. An auction date has been set for May 31, with offers over £2m being considered prior to auction.