

**FOR SALE**



**Marlborough Road**  
**Guide Price £635,000**

  
**MARTIN & CO**

# Marlborough Road

Guide Price £635,000

- GRADE II LISTED
- CONSTRUCTED EARLY TO MID C19TH
- SOUGHT AFTER STUCCO FRONTED TERRACE
- FANTASTIC 28FT KITCHEN / LIVING SPACE
- PRIVATE GARDEN

*An elegant four bedroom stucco fronted townhouse, benefitting from refined proportions and extended living space. The effortlessly stylish interior combines original features and period details to create a bright and airy home with a wonderful 28 ft long kitchen / family room which opens out onto the secluded garden to the rear.*

The property retains many traditional and authentic features, including high ceilings, tall sash windows, shutters, exposed timber flooring, a slate flagstone floor, open fireplaces, moulded cornices, pictures rails and panelled doors, to name a few!

Set back from the road by a small front garden with a hedge for privacy, a pair of half-paned doors take you into a vestibule with a lovely, mosaic tiled floor. Moving through to



the entrance hall, a graceful turned staircase is complemented by timber floors and panelled doors to each of the reception rooms. The drawing room is located to the front of the property and has a pair of tall sash windows benefitting from internal shutters. A stone fire surround with a log burner and granite hearth is the focal feature of the room. To the rear is the second reception room, again with an open fireplace and a recessed sash window with window seat and shutters. To the rear of the ground floor is a stunning 28ft long, open plan kitchen / dining / family room, with an orangery style conservatory extension, flooded with light, leading out to the garden. There is also a WC located under the stairs.

Ascending the beautiful, turned staircase from the reception hall, there is a fine galleried landing, naturally lit by a transom window and with a useful wall of built-in cupboards. The shower/wet room is mostly tiled and has a contemporary suite with a large walk-in shower and under-floor heating. There are four, light-filled bedrooms, with two large double bedrooms featuring original fireplaces and the bedroom to the rear enjoying splendid views out to the harbour. The fourth bedroom could be a single room or study.

From the main landing, there is access to an extensive loft approximately measuring 2.65m (8'8") in head height and 6.06m (19'11") in width, providing potential for conversion (subject to relevant consents). Prospective purchasers may wish to note other properties along this terrace have converted the loft to provide further accommodation.

The pretty walled garden at the rear is private and enjoys a sunny aspect, beautifully stocked borders, mature trees and shrubs. The exterior and interior spaces connect wonderfully for entertaining. A slate terrace with slate steps from the living accommodation continues to the side 'courtyard' where there is a handy store and door to the side porch into the kitchen. A timber gate to the rear offers pedestrian access to Norfolk Road.



Freehold  
Grade II Listed  
Council Tax Band C  
EPC D  
Gas Central Heating & Hot Water  
Garden  
No Onward Chain

Broadband : Ultrafast Broadband available at this  
postcode.  
Mobile Phone Coverage: O2 / EE / Three / Vodafone -  
Please contact individual providers for further information  
Source: Ofcom.org.uk

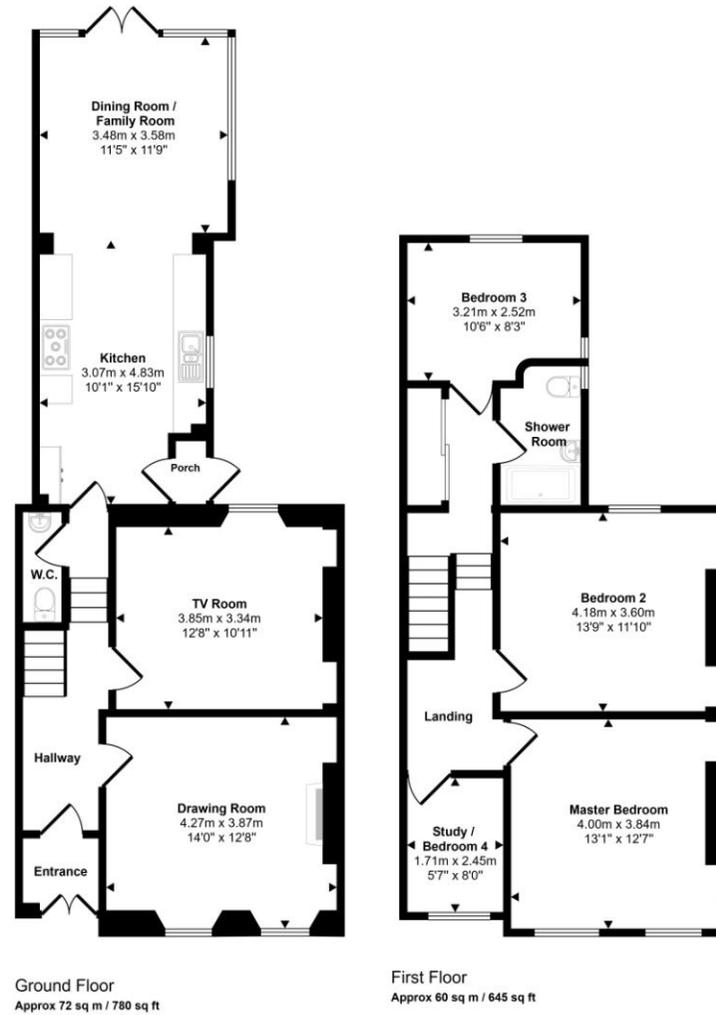
## LOCATION

Marlborough Road is, without a doubt, one of the most highly regarded locations within Falmouth, boasting fine, pastel-coloured terraces of late Georgian and Victorian houses. Conveniently located for the amenities of the town centre, the property is under a 10 minute stroll, (0.3 miles) to King Charles Quay.

Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of local amenities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous sea swimming, paddle boarding and hiking trails just a stone's throw away. There are numerous yacht and sailing clubs nearby with some of the finest day sailing waters in the UK, and Falmouth Golf Club is located at Swanpool. Being home to the world-famous Falmouth School of Art, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.



Approx Gross Internal Area  
132 sq m / 1425 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Martin & Co Falmouth

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