

**FOR SALE**



**Marlborough Road**  
**Guide Price £395,000**

  
**MARTIN&CO**

## Marlborough Road

Guide Price £395,000

- A SPLENDID VICTORIAN TOWNHOUSE
- ESTUARY VIEWS FROM TOP FLOOR
- SPACIOUS ACCOMMODATION
- BEAUTIFUL BAY WINDOWS
- ORIGINAL FEATURES THROUGHOUT

*This spacious Victorian townhouse of over 1600 sq ft is full of original features. To the rear is a sunny west-facing courtyard and the attic bedroom has wonderful far reaching estuary views. Previously let as a 4 double-bedroom HMO the property would also make a beautiful family home. The property is being sold with vacant possession.*



Located in the centre of Falmouth, this extended, three storey, spacious Victorian townhouse of over 1600 sq ft is full of original features and has four bedrooms plus generous reception rooms.

To the rear is a sunny west-facing courtyard garden and the attic bedroom has wonderful far reaching estuary views. The property has been previously let as a 4 double-bedroom 'small HMO' however with refurbishment the property would also make a beautiful family home.

### ACCOMMODATION

Set back from the road by a front garden, you enter the property through a traditional porch with the original Victorian floor-tiles and a splendid inner front door with stained glass..

There is a spacious hallway with traditional under-stairs cupboards and the original stairwell leading up to the first and second floors

On the ground floor there is a front reception room with a stunning bay window and original fireplace with tiled surround and hearth. There is a rear reception room / dining room (used as a double bedroom when let to students) and this also has a striking original fireplace. Both rooms have high ceilings, original skirtings, cornicing, picture rails and panel doors.



To the rear of the ground floor is a breakfast room which leads through to the kitchen. The kitchen has a back door leading to the rear courtyard and is fitted with traditional wooden units with spaces for appliances.

On the first floor, there is a large bathroom and a separate shower room to the rear, plus two large double bedrooms and a single bedroom . The double bedrooms both have fireplaces and the front bedroom has another lovely bay window.

The stairs continue to the large attic bedroom through a door in the hall panelling. At the top of the stairs there are two large cupboards on the landing and then a door leads into the bedroom which has a dormer- window giving wonderful far reaching estuary views.

The rear courtyard garden is West facing and has an enclosed patio area perfect for enjoying the sun! There is also a back gate leading onto a small access lane and a small outdoor storage shed. There is unrestricted parking on Marlborough Road.

uPVC double glazed windows

Gas central heating

Electric shower

Previously let to 4 students as a 'small HMO'

EPC – E

Council Tax band C

## LOCATION

Marlborough Road is a pleasant, wide road of majestic Victorian town-houses, all set back from the street by little front gardens. 19 is just a 10 minute walk to the shops on Church Street and around a 15 minute walk to Falmouth Town train station.

Falmouth is a charming coastal town and a popular destination renowned for its maritime heritage, beautiful scenery, and vibrant atmosphere. Situated on the south coast of Cornwall, Falmouth boasts stunning beaches, scenic coastal walks, and a picturesque harbour. Falmouth is home to the renowned National Maritime Museum Cornwall, which offers fascinating exhibits on the region's maritime history and global seafaring heritage. The town also hosts various festivals and events throughout the year, including the Falmouth Week sailing regatta and the Falmouth Oyster Festival to name just a few. With its lively waterfront, quaint streets lined with shops and galleries, and an array of restaurants serving fresh seafood, Falmouth offers a delightful mix of seaside charm and cultural attractions. It's an ideal destination for anyone seeking relaxation, adventure, or a taste of Cornwall's rich maritime culture.

Approx Gross Internal Area  
155 sq m / 1664 sq ft



Ground Floor  
Approx 70 sq m / 756 sq ft

First Floor  
Approx 60 sq m / 643 sq ft

Second Floor  
Approx 25 sq m / 266 sq ft

Denotes head height below 1.5m

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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