



Marlborough Farm Silverdale Road, Falmouth

Guide Price £880,000



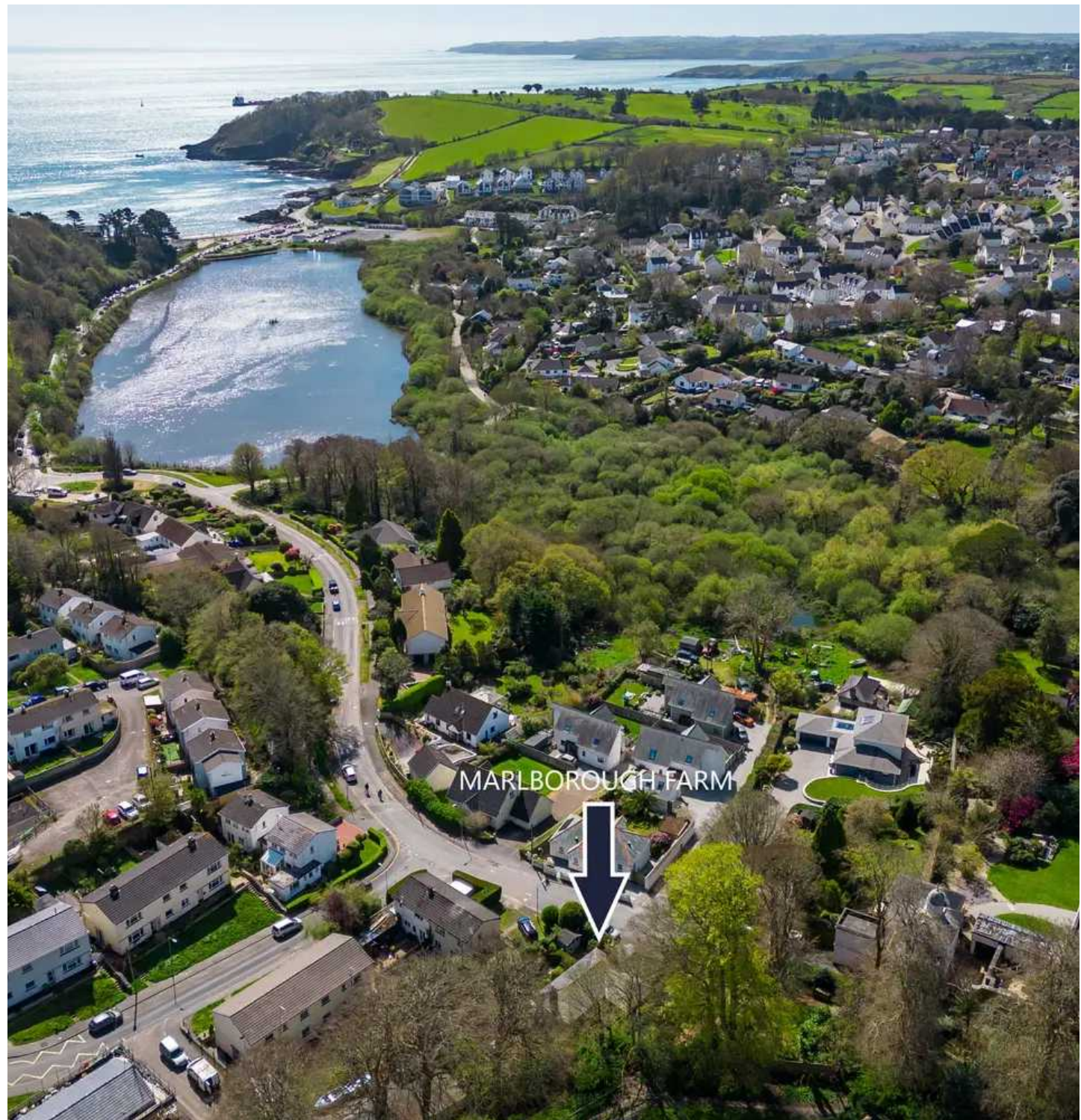
Heather & Lay
The local property experts

Marlborough Farm

THE PROPERTY

Grade II listed Marlborough Farm is an absolute gem, indeed we know of nothing quite like it in Falmouth. Built in the early 1800s, the farmhouse would have owned much of Falmouth as we now know it, with about 30 acres of land extending to Swanpool Beach and the coast. Marlborough Farm was home to John Bull (1772-1851) the famous Packet Ship owner and captain, before he built his nearby Regency mansion - Marlborough House. Marlborough Farm is beautifully proportioned and carefully restored, preserving original characteristics whilst incorporating modern day comforts and stylish touches. 'Living' accommodation is a delight with a lovely, spacious farmhouse kitchen with an electric AGA and room to dine and sit. There are two separate reception rooms, with open fire or stove; the drawing room opens via French doors onto a terrace and garden. Upstairs are three decent bedrooms, separate bath and shower rooms (plus a cloakroom downstairs). The garden at Marlborough Farm is a treasure where the ancient and old blends beautifully with modern planting and stylish design, to create separate though flowing spaces of real variety, interest and colour including the wooded rear garden with magnificent old beech trees. A brilliant, large pitch slate roof studio is currently used as a multi-purpose family activity/art room but is great for so many applications, such as overspill accommodation and, a potential annexe to create a fourth bedroom or summerhouse with its windows and French doors into the garden. We are genuinely excited by this lovely house and instruction and believe it to be unique in the locale.

**Marlborough Farm, along with Marlborough House and the other listed buildings in this cluster are named after Capt. John Bull's packet ship the Duke of Marlborough. (An interesting reference by the National Maritime Museum about the Falmouth homes of the packet ship commanders can be found here). <https://nmmc.co.uk/2024/03/the-former-houses-of-packet-commanders/>*

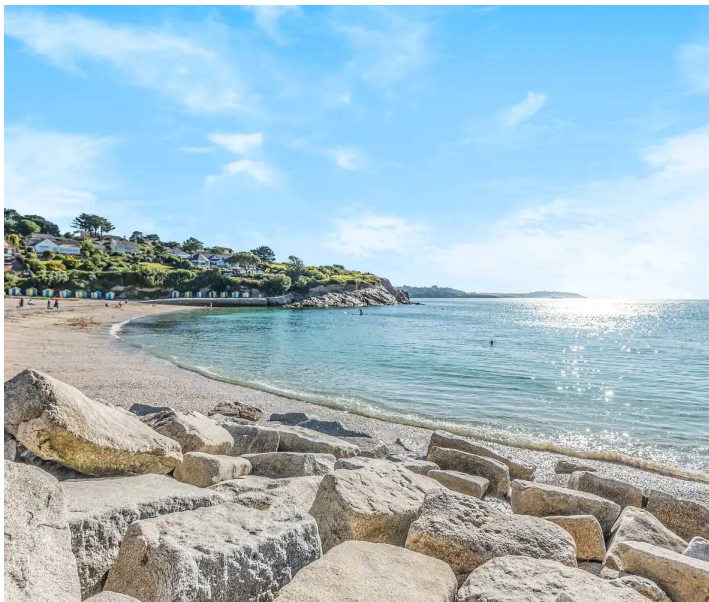




- Regency Grade II listed former farmhouse
- A few minutes' walk from Swanpool Nature Reserve and beach
- Three bedrooms, separate bath & shower rooms
- Gorgeous farmhouse kitchen, dining, living room
- Separate sitting and dining rooms
- Beautiful landscaped garden with woodland
- Detached studio with slate roof, workshop & summerhouse
- Unique, historic & utterly charming!

THE LOCATION

Silverdale Road is one of the most sought after residential positions available in Falmouth. Its location is superb, situated on the town's southern side, beside Swanpool Nature Reserve and a short distance from the seafront, Swanpool and Gyllyngvase beaches and the coastal footpath. Silverdale Road is about half a mile from the town and harbour where there is an excellent and diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains together with quality galleries showcasing local talent. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. There are five primary schools and one secondary school in the town and highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country. Falmouth is consistently ranked as one of the top five places to live in the UK, most recently Number 1 as the best place to live in the Southwest by the Sunday Times.





ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Lit and covered column entrance, twin panel and glazed doors to...

ENTRANCE HALL

14' 5" x 5' (4.39m x 1.52m) including the staircase. A welcoming area with ceramic floor tiles and painted architraves around pine panelled and glazed doors leading into the sitting and dining rooms. Turning staircase to first floor. Steps down to a lobby and open under stair storage area with shelves, coat hooks, electric meter and trip . Multipane window to rear. Radiator.

DRAWING ROOM

14' 5" (4.39m) into bay x 13' 6" (4.11m) and 8' 10" (2.69m) ceiling height. A fine dual aspect room with multi-pane sash bay window to front with working shutters. Multi-pane French doors to side, opening onto the paved terrace and garden. Slate fireplace with hearth, painted surround and mantel shelf. Picture rail, corniced ceiling. TV point. Two radiators.

SITTING ROOM

14' 0" x 11' 0" (4.27m x 3.35m)
 Multi-pane sash window to front with window seat and storage beneath. 9' (2.74m) ceiling height. Impressive lit granite inglenook fireplace with cast iron wood burning stove on a raised slate hearth. Built in storage cupboard to side. Corniced ceiling and ceiling rose. Radiator. A short arched passage, old pine panelled and glazed door into.....





KITCHEN/DINING/LIVING ROOM

20' 6" (6.25m) reducing to 14' 4" (4.37m) x 13' 10" (4.22m) A gorgeous light filled room, likely to become the social hub and heart of the home with its space to cook, eat and sit whilst overlooking and accessing the garden through twin twelve pane South and East facing sash windows and a multi-pane stable door. Shaker style painted units at base and eye level with roll top work surface and inset one and a half bowl stainless steel sink and drainer with mixer tap. A lovely deep blue electric Aga sits within a recess with hand made tile surround and an oak mantle and shelf concealing an extraction hood. Integrated washing machine and Bosch dishwasher. Built in stainless steel Bosch hob with stainless steel extractor hood. Space for fridge freezer. Terracotta tiled floor. Access to loft space. Ceiling spotlights. Over Aga 'Sheila Maid' clothes airer. Bookshelves. TV, telephone and power points.

Pine panelled door to...

CLOAKROOM/UTILITY

5' 6" x 5' 4" (1.68m x 1.63m)

With continuation of the terracotta tiled floor. Multi-pane sash window to rear. Hand basin and low flush WC. Space and plumbing for tumble dryer. Shelving and coat hooks. 'Worcester Bosch' gas fired combination boiler fuelling radiator central heating and hot water supply.



FIRST FLOOR

From the entrance hallway turning stairs with carpet riser turning past a lovely twenty pane rear facing sash window up to the...

LANDING AND ARCHWAY TO INNER LANDING

Old pine panel doors to three bedrooms, bathroom and shower room. Sash window to side/rear. Central heating thermostat. Picture rail. Painted exposed floorboards.





BEDROOM ONE

14' 5" x 13' 10" (4.39m x 4.22m)

Sixteen pane sash window to front. Radiator. Picture rail. Painted exposed floorboards. Access to loft space with retractable ladder.

BEDROOM TWO

14' 5" x 10' 2" (4.39m x 3.10m)

Sixteen pane sash window to front. Built-in louvre door wardrobe and cupboard space. radiator. Picture rail.

BEDROOM THREE

11' 10" x 9' 2" (3.61m x 2.79m)

Sixteen pane sash window to side and rear. Deep built-in storage cupboards. Radiator. Access to loft.

BATHROOM/WC

7' 2" x 5' 8" (2.18m x 1.73m)

Quality room with ceramic under-heated floor tiles. Partial tiling to walls. Twelve pane sash window to rear. Button flush WC, pedestal wash hand basin and footed roll top bath with mixer shower and tap. Shaver point/light. Chrome heated towel radiator.

SHOWER ROOM/WC

7' 2" x 5' 8" (2.18m x 1.73m)

Sixteen pane sash window to front within a panelled recess. Pedestal wash hand basin, low flush WC and quality walk in tiled, boiler fed over-sized shower cubicle. Chrome heated towel rail. Cupboard. Shaver point/light. Spotlit ceiling.





GARDEN

Marlborough Farm lies within a delightful, richly stocked garden which has been knowledgeably landscaped where the ancient and old blends beautifully with modern planting and stylish design. There is such variety and interest throughout with areas of private, sheltered old high walled, cobbled, paved terrace (accessed from the sitting room), through a high gate to a verdant, secluded garden from where lovely old granite steps meander up and into a woodland garden with majestic beech trees, behind the house. The front South & East facing garden is a blaze of colour and interest with level access from the house. All is sheltered, with an open aspect to the South, retaining heat on the stone terraces and feeling very warm in sunny weather. Likewise, the back garden slopes up away from the house, so again, it is very warm and provides full sun for the allotment area. A wonderful mixture of imaginative planting from cottage garden to the more exotic, and landscaping which incorporates a fine old granite, 5' diameter mill grinding trough, and a wonderful granite sett edged raised paved terrace in slate, stone and cobble. It is an enjoyable, natural garden with plenty of space to relax and entertain or just potter. Shrubs and plants include some majestic tree ferns, bay, palms, an acer, bamboo, productive fig, magnolia, rhododendron, camellia and hydrangea and many climbers including wisteria, clematis, jasmine and pink roses, some adorning the house and others up arches and walls. A fine tibouchina is much admired. Bank of camellia, honeysuckle arch and numerous shrubs. Compost bins. Quality old slate and granite paths and steps, meander up to the rear woodland garden with ancient beech trees, produce garden with raised beds, firewood stores, wood chip pathways and a timber platform for play. All enclosed, sheltered and delightful from where a path and steps lead down to the front and Silverdale Road. Thoroughly practical and workmanlike too with several excellent timber outbuildings, a workshop, superb studio and summerhouse.

THE STUDIO 16' 4" x 15' 6" (4.98m x 4.72m) Detached and with a pitched slate roof. A versatile room great for so many applications including overspill accommodation if needed. Alternatively a brilliant studio, work from home office or summerhouse with its windows and French doors into the garden. Laminate 'wooden' floor.

WORKSHOP 12' 10" x 6' 2" (3.91m x 1.88m) Workbench, window. Power and light.

POTTING SHED 8' x 8' (2.44m x 2.44m) Power and light. French doors into the garden.

SHED 8' x 6' (2.44m x 1.83m) Lined. Power and light.

An old flag slate path to the rear of the house is flanked by a lovely old curved wall where a lean-to storage area is incorporated. Exterior taps and lights. A pedestrian gate to the side, with granite posts, leads onto Silverdale Road.

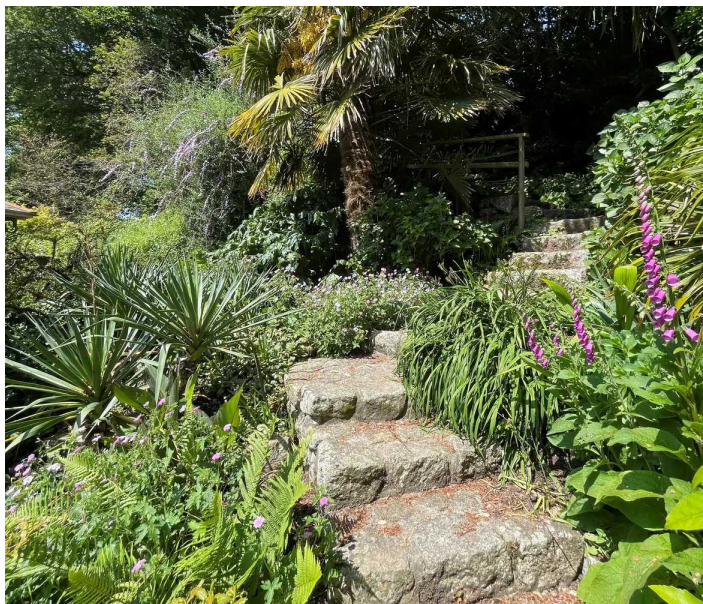
Double gates from Silverdale Road allow access to a secure parking space as well as unrestricted parking on Silverdale Road, beside the house.

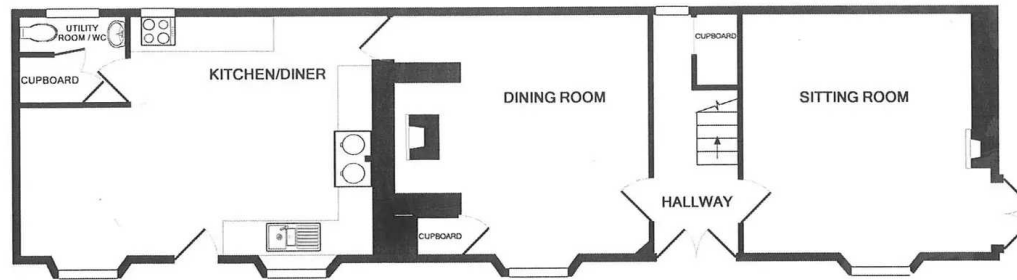
Council Tax band: E

Tenure: Freehold

EPC - E

SERVICES: Mains electricity, gas, water & drainage





GROUND FLOOR
 APPROX. FLOOR
 AREA 774 SQ.FT.
 (71.9 SQ.M.)



MARLBOROUGH FARM, SILVERDALE ROAD, FALMOUTH, CORNWALL TR11 4HW.
 TOTAL APPROX. FLOOR AREA 1419 SQ.FT. (131.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR
 APPROX. FLOOR
 AREA 646 SQ.FT.
 (60.0 SQ.M.)



MARLBOROUGH FARM, SILVERDALE ROAD, FALMOUTH, CORNWALL TR11 4HW.
 TOTAL APPROX. FLOOR AREA 1419 SQ.FT. (131.8 SQ.M.)

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