



95 Marlborough Road, Falmouth

Guide Price £400,000



Heather & Lay
The local property experts



- Charming, original Victorian townhouse
- Requiring some restoration
- Delightful 4 bedroom accommodation over 3 floors
- Original dormer attic room
- Lovely elevated views to sea, castle, harbour & coast
- Separate sitting & dining rooms
- Much sought-after residential spot
- Small enclosed rear courtyard

Council Tax band: C

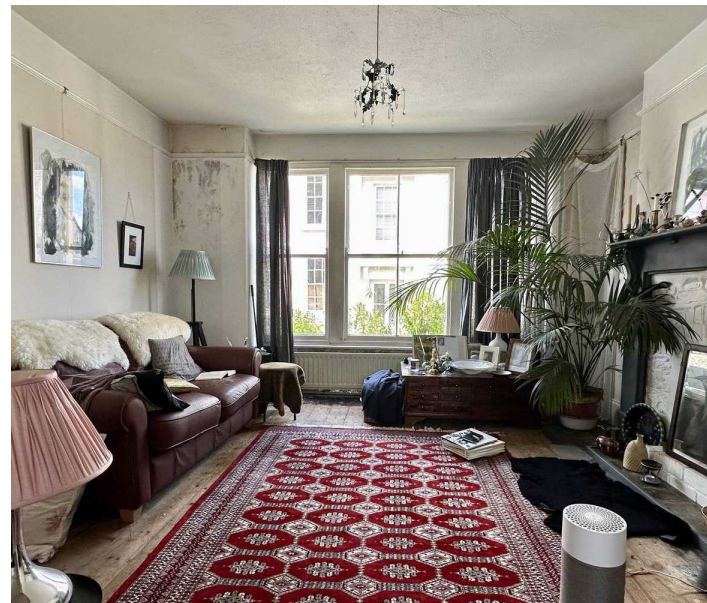
Tenure: Freehold

EPC - E

Services: Mains electricity, gas, water & drainage

THE LOCATION

The property is so convenient for accessing all that is lovely about Falmouth with pathways meandering from here, down to the town and harbourside, whilst the seafront and beaches are less than a mile away. The local 'Providore' café/tapas bar is inspirational and the nearby 'Sea View Inn' is a must. Junior and secondary schooling facilities are nearby at King Charles and Trescobeeas and many faculties of the Combined University of Cornwall are within a few minutes walk along Woodlane. Convenience stores are close by at Albany Road, regular bus services lead onto The Moor and nearby railway stations at The Dell and Penmere provide a direct link to the cathedral city of Truro. Falmouth town and harbourside hosts an eclectic mixture of national shops and independents, together with galleries showcasing local arts and crafts, as well as great places to eat and drink. Events are held throughout the year, such as Falmouth Classics, the Oyster Festival, the celebrations of Falmouth Week and the Sea Shanty Festival as well as many big-name attractions.



THE PROPERTY

This Victorian townhouse is an absolute treasure where its originality within is likely to delight the purist and certainly excites us. Four bedroom accommodation is set over three floors including the original dormer window attic with lovely views to sea, castle and coast. All is light and bright with good proportions and ceiling height, separate sitting and dining rooms and a large bathroom upstairs. This gem of a house has an honesty we seldom see but it is in a state of some disrepair and does require renovation and work. The roof needs to be replaced soon and some water ingress has caused damage within. This is all solvable of course, and with some work and expenditure, 95 will be a fantastic home.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Five fine granite steps to original painted panel door with over pane into.....

ENTRANCE

Tile floor, dado rail. Coat hooks. Obscure glazed and panelled door to...

HALLWAY

Painted floorboards. Electric Consumer Unit and meter. Stairs to first floor. Under stair cupboard. Radiator. Doors to sitting room, dining room and to kitchen.

SITTING ROOM

13' 7" x 13' (4.14m x 3.96m) and 8' 10" (2.69m) ceiling height. Three front facing sash windows. Fireplace with timber surround and mantle. Radiator. Picture rail. Exposed floorboards. Arched opening through to.....

DINING ROOM

12' x 10' 6" (3.66m x 3.2m) plus recess. Twelve pane sash window into courtyard. Exposed floorboards. Radiator. Picture rail.







KITCHEN 12' (3.66m) reducing to 9' 6" (2.9m) x 10' (3.05m)
 Basic, lovely old kitchen with exposed floorboards and original Range recess, timber surround and mantle. Original cupboards and open shelved recess. Stainless steel sink and drainer with mixer tap. Work tops. Space for fridge/freezer and cooker. 'Worcester' gas boiler fuelling radiator central heating and hot water supply. Glazed door to courtyard. Opening to.....

PANTRY Window and skylight.

Door to...

WC WC and hand basin.

FIRST FLOOR

Lovely original stairs with painted treads, Newell post, rail and spindles to.....

HALF LANDING High level window. Panel door ahead to bedroom, stairs turning to full landing.

BEDROOM TWO 10' 0" x 9' 3" (3.05m x 2.82m)
 Sash windows to side and rear with outlook to Falmouth Bay and Pendennis Castle, and across to St. Mawes. Exposed floorboards. Radiator.

FULL LANDING Painted floorboards. Radiator. White panelled doors to two bedrooms and bathroom. Stairs rising to second floor.

BEDROOM ONE 13' x 10' 3" (3.96m x 3.12m) and 8' 3" (2.51m) ceiling height. Two fine sash window to front. Radiator. Picture rail.

BEDROOM THREE 8' 8" x 6' 4" (2.64m x 1.93m)
 Sash window to front. Exposed floorboards. Picture rail.

BATHROOM 12' x 11' 2" (3.66m x 3.4m) plus recesses. A former bedroom with exposed floorboards and sash window to rear looking towards Falmouth Bay. Unconventional and lovely with its panel bath, WC and hand basin recess. Radiator. Shaver point and light.





SECOND FLOOR

Turning stairs to small landing and...

ATTIC BEDROOM FOUR

17' 9" x 11' 2" (5.41m x 3.4m) plus storage/dressing area - about 5' 6" (1.68m) square. A treat of an original attic room with its rear facing dormer window and super elevated view overlooking Falmouth Bay, Pendennis Castle and Point and around to The Carrick Roads, St. Mawes, The Roseland Peninsula, to Falmouth Docks and the Harbour and across to St Just in Roseland. A skylight the other side looking to Flushing, harbour, river, shoreline and countryside. Beamed apex ceiling, exposed floorboards. Radiator.

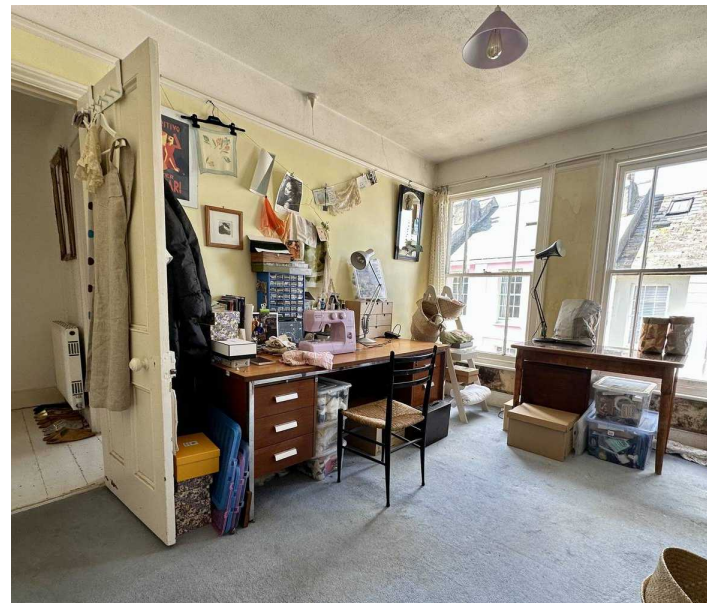
OUTSIDE

FRONT

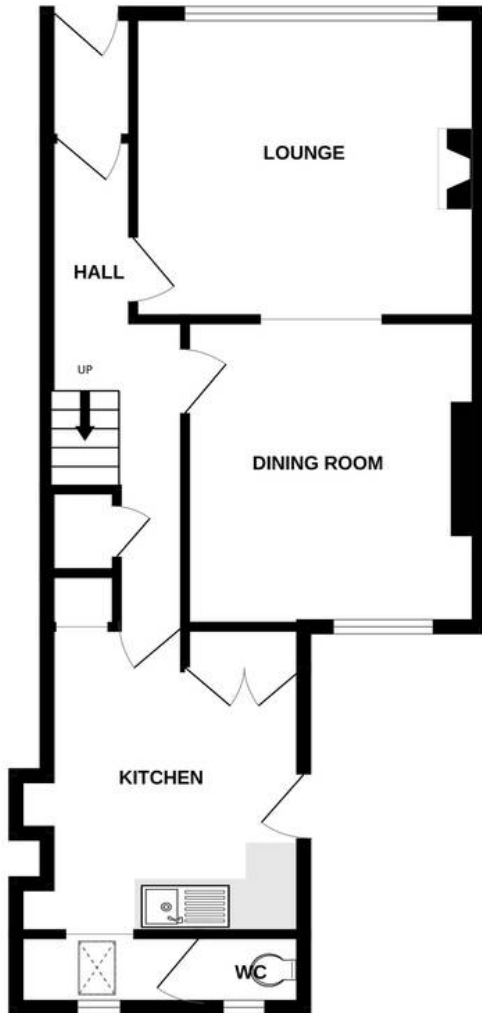
A raised granite topped bed sets the house slightly back front the road and is full of roses, rose of sharon, lavender and montbretia.

REAR

Small private courtyard garden facing Southeast with high walls. Roses and climbers including jasmine. Lavender and wild strawberries.



GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



2ND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.

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 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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