



Laskowski
&Co



26 Marlborough Avenue, Falmouth, TR11 2RW

O.I.R.O £575,000

An exceptionally versatile and well-maintained detached home, currently arranged over 2 levels, with 4 bedrooms, yet offering the potential to be reconfigured into 6 bedrooms (subject to necessary consents). One of the existing bedrooms benefits from separate external access and generates notable ancillary income. The first floor includes a secondary living room, with a rear-facing kitchenette and a separate shower room, making it ideal for multi-generational living. Enviably located just a short walk from Swanpool Beach and Nature Reserve, the property enjoys a surprising degree of privacy, complemented by a beautifully landscaped and mature rear garden that benefits from abundant sunlight throughout the day.

Key Features

- Detached property within a mature plot
- Located at the foot of a highly desirable, tree-lined, pedestrian avenue
- Separately accessed, self-contained bedroom with en-suite
- Driveway parking
- 4 bedrooms with the option to reconfigure to 6*, if required
- Ideally suited for multi-generational living
- Mature rear garden with broad terraces and sunny aspect
- EPC rating C



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

A stone shingle driveway leads to a raised sandstone threshold with part obscure glazed uPVC front entrance door into the:-

ENTRANCE HALLWAY

Stairs to first floor. Oak-effect flooring, ceiling light, panelled door leading to utility and office/occasional bedroom (six). Radiator. Multi glazed door leading into the:-

DOUBLE LIVING ROOM

An unexpectedly deep, bright and exceptionally spacious combined 'living area', joined by a door to the middle, and double aspect with three broad windows to the front and side elevations. Two radiators, TV aerial point, telephone point. Two ceiling lights. Half height under-stair cupboard. Panelled door to the:-

KITCHEN/DINER

A modern and comprehensively fitted kitchen with an array of cupboards, drawers and display units set above and below a roll-top worksurface, together with neutral tiled splashback, one and a half bowl sink with drainer and mixer tap, impressive Belling multi oven with grill and inset eight-ring gas hob, mosaic tiled splashback and stainless steel extractor. Space for tall fridge/freezer, contemporary vertical radiator. Inset downlights, oak-effect flooring, uPVC double glazed window to rear elevation. Strip pine door leading into bedroom five, clear glazed sliding doors opening into the:-

CONSERVATORY

An incredibly bright and light addition to the property with glazing to three sides, together with glazed pitched roof, providing an outlook over the well landscaped and beautifully stocked rear garden, glazed side access door. Contemporary wall lights, electric wall heater, continuation of oak-effect flooring.

Access from the kitchen into:-

BEDROOM FIVE

A most useful lower ground floor bedroom with en-suite, currently providing income via Airbnb and with uPVC side access door allowing for a separate entranceway from the main property. Broad uPVC glazed window to rear elevation. Radiator, ceiling light. Recessed storage with shelving and hanging rail. Door to the:-

EN-SUITE SHOWER ROOM

A white three piece suite comprising low flush WC, vanity unit with inset sink and mixer tap, neutral tiled splashback and corner shower cubicle with curved and glazed shower doors, Mira Sprint electric shower and neutral tiling throughout, Tile-effect flooring, heated towel rail, coat hooks. Inset downlights.

From the hallway, door to the:-

UTILITY ROOM

Step down and useful PIR sensor ceiling light. Roll-top worksurface with space and plumbing for washer and dryer, together with cupboards over. Coat hooks. Panelled door into the:-

STUDY/OCCASIONAL BEDROOM (SIX)

Broad uPVC double glazed window to rear elevation, radiator. Ceiling light.

FIRST FLOOR

LANDING

Part galleried to the stairwell. Loft hatch, airing cupboard over stairwell and Drayton heating thermostat. Doors to family bathroom, bedroom one and upper hallway.

BEDROOM TWO

A double bedroom with broad uPVC double glazed window to rear elevation providing an elevated outlook over the rooftops of Pengarth Rise and well stocked garden. Ceiling light, radiator.

FAMILY BATHROOM

Low flush WC, pedestal wash hand basin and panelled bath with mains-powered shower over. Heated towel rail, ceiling light, uPVC glazed window to rear elevation. Tiling to wet areas and floor.

From the landing, door to the:-

UPPER HALLWAY

Access to bedroom two and a strip timber door with stained glass panes leading into the:-

UPPER LIVING ROOM/PRINCIPAL BEDROOM

Currently utilised as a secondary living room, readily converted to a spacious principal bedroom, if required. Broad uPVC double glazed window to front elevation providing a pleasing far-reaching outlook over the rooftops of outer Falmouth. Radiator, loft hatch. Opening into the:-

KITCHENETTE

Units to two sides and set above and below a roll-top worksurface with inset one and a half bowl sink with mixer tap and drainer. Electric oven with inset ceramic hob over and stainless steel extractor. uPVC casement window to rear elevation, radiator, bespoke timber shelving. Panelled door into:-

SHOWER ROOM

Low flush WC, pedestal wash hand basin with tiled splashback, broad shower cubicle with folding shower screen, handgrips and mains-powered shower. Extractor fan, inset downlights, heated towel rail, extractor fan. Obscure glazed window to rear elevation.

BEDROOM THREE

Broad uPVC double glazed window to front elevation with a far-reaching outlook over outer Falmouth. Ceiling light, wall light, radiator. Opening into the:-

DRESSING AREA/BEDROOM FOUR

Formerly a bedroom with decommissioned door leading to the first floor landing. Readily reinstated, if required, to a bedroom. uPVC double glazed window to front elevation. Radiator, ceiling light.

THE EXTERIOR



REAR GARDEN

Without doubt, a wonderful feature of the property, providing several areas in which to relax and enjoy the sun throughout the day or entertain guests. Lower and upper terraces are well enclosed by dwarf walls and timber fencing, together with mature hedging. Both terraces linked via shallow steps to the middle and side, with stocked flower beds at mid-point. Raised area of lawn to the side, well enclosed by mature hedging and timber fencing, with wrought iron garden gate to the lower terrace leading to the:-

FRONT GARDEN

Enclosed and laid to stone shingle. Shallow steps leading down into a private and sheltered area with retaining stone walls and mature hedging. Once again, a superb area in which to enjoy the afternoon sun and a sheltered space in which to relax. Opening to the:-

DRIVEWAY

Accessed via Marlborough Avenue and laid to stone shingle, providing off-road parking for one vehicle.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

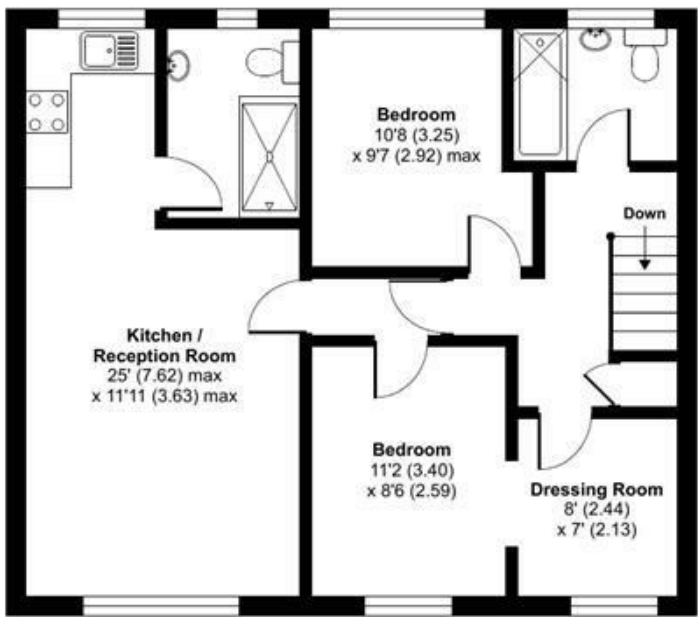




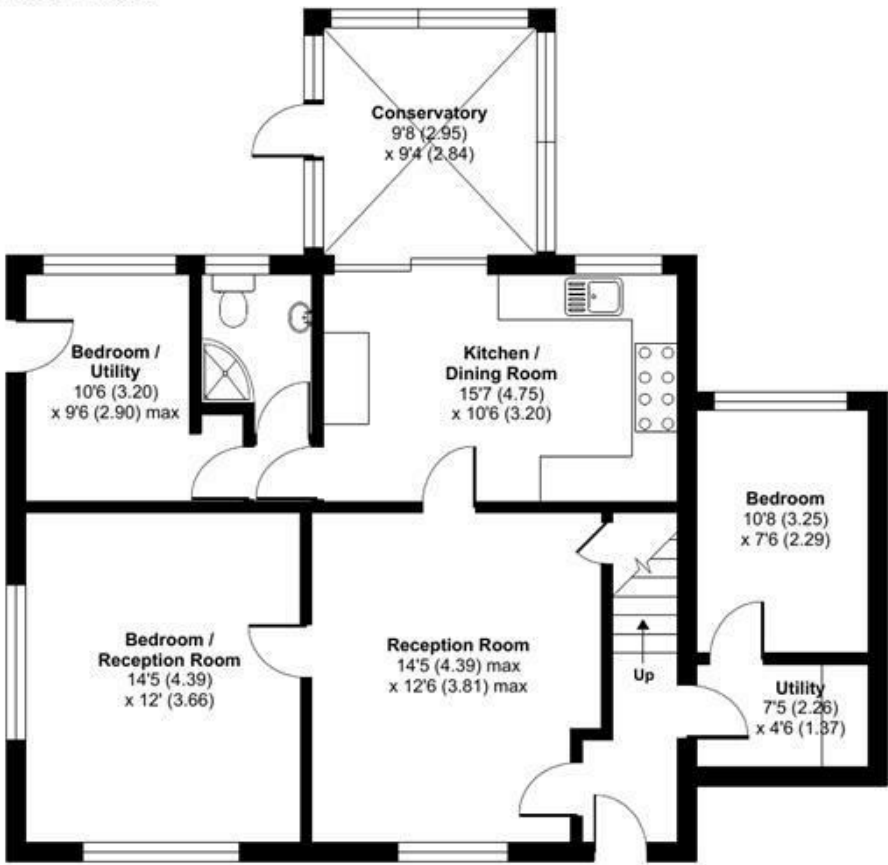
Marlborough Avenue, Falmouth, TR11

Approximate Area = 1656 sq ft / 153.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Laskowski & Company. REF: 1288142