



2 Marlborough Road, Falmouth

Guide Price £630,000



Heather & Lay
The local property experts



- Authentic mid 1800s family town house
- Short terrace of much sought-after homes
- Spacious 5 bedroom accommodation over 3 floors
- Fine double reception room with wood burning stove
- 'Family' kitchen/dining room
- Main shower room, en suite bedroom & ground floor cloakroom
- Good town size walled rear garden for afternoon & evening summer sunshine
- Great near town & harbourside location

THE PROPERTY

These six Grade II listed Marlborough Road houses are the earliest and most desirable along the road, believed to have been built around 1840, on the cusp of the Georgian and Victorian eras. Number 2 is delightful and authentic with a charming interior and five bedroom accommodation, over three storeys, including a superbly executed en suite attic bedroom, with a water and Flushing view. Lightness floods through large multipane sash windows, some with shutters, such as those in the beautifully proportioned double reception room with stove and ornate fireplace surround. The kitchen/dining room is likely to become the social hub and leads out via French doors to the timber decked terrace and garden. There are WCs on each floor, and a 'Worcester' gas boiler fuels radiator central heating and hot water supply. The house retains much originality and period detailing such as its panelled doors, wooden boards and original cupboard space, one with meat hooks. To the rear is a relatively private walled garden with lawn, slate flagstone and timber decked terraces, an outbuilding and good 12' x 8' timber shed. This is an unusual and lovely example of a period Falmouth town house - wholeheartedly recommended.

THE LOCATION

These most sought-after of Marlborough Road Houses, lie at the 'Bowling Green' end, adjacent to Wodehouse Terrace which overlooks harbour, estuary and coastline. The house 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 'Provedore' café/tapas bar is inspirational and nearby 'Sea View Inn' is a must. Junior and secondary schooling facilities are nearby at King Charles and Trescobeas 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 station at The Dell and Penmere provide a direct link to the cathedral city of Truro, the county's retail, commercial, administrative, health and educational centre.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Twin glazed and panelled doors to....

ENTRANCE

Bell pull, terracotta tile floor, matwell, shelf and storage. Gas meter cupboard. Electric tripping switches and meter. Wooden and glazed door to....

HALLWAY

A lovely space, 23' (7.01m) front to back, with timber floorboards and great under stair storage and cupboard space, one former pantry with meat hooks. Covered radiator. Stairs to first floor. Dado rail. Panelled door to sitting and dining room and glazed and panelled door to kitchen/dining room. Door to...

CLOAKROOM

Painted panelling to dado height. Obscure window to side. White button flush WC.







SITTING & DINING ROOM

24' 0" x 13' 8" (7.32m x 4.17m)

Once two rooms, now a double reception room, each area defined by a wide squared archway. A lovely well proportioned room with lightness gathered front and back through two shuttered sash multipane windows to the front and one to the rear. The sitting room with elegant fireplace surround and an inset multifuel stove on a marble hearth. Two radiators. Corniced ceiling. Dado rail. Exposed wooden floorboards.

KITCHEN/DINING ROOM

24' 3" x 9' 0" (7.39m x 2.74m)

A super room with monopitch double glazed roof in the dining area. Maple wood herringbone block floor. Gas fired stove on a slate hearth. Double glazed French doors out to the terrace and a glazed and panelled door to the side. Radiator. Cream Shaker style range of base cupboards, polished stone work tops and inset one and a half bowl stainless steel sink and double drainer with mixer tap. Double oak door larder cupboard. Shelves. 'New World' double oven and grill and gas hob with stainless steel extractor over. Space and plumbing for washing machine and dishwasher. Sash windows to side. Two radiators. Pendant and spotlights. 'Worcester' gas boiler fuelling radiator central heating and hot water supply.

FIRST FLOOR

Carpeted stairs and polished hardwood rail to half landing with painted boards and doors to shower room/WC and bedroom four. Stairs turning up to the full landing.

SHOWER ROOM/WC

White three piece suite comprising WC, pedestal hand basin and walk-in tiled, oversized boiler fed shower cubicle. Obscure double glazed window to side. Chrome heated towel radiator.

BEDROOM FOUR

11' 0" x 10' 0" (3.35m x 3.05m)

Multipane sash window to side. Painted boards. Radiator.







FULL LANDING

High level window flooding light. Dado rail. Painted panelled doors to three bedrooms. Turning staircase to attic/bedroom five. Under stair recess.

BEDROOM ONE

13' 2" x 12' 0" (4.01m x 3.66m)

Two large multipane sash windows to the front. Radiator. Large wardrobe.

BEDROOM TWO

12' 8" x 11' 0" (3.86m x 3.35m)

Multipane sash window to rear. Hand basin. Radiator. Shelved recesses.

BEDROOM THREE

8' 2" x 6' 2" (2.49m x 1.88m)

Large multipane sash window to front. Radiator. High level glass brick window to hallway. Painted floorboards.

SECOND FLOOR

(With Building Regulation Completion Certificate) Turning staircase to short landing. Door to...

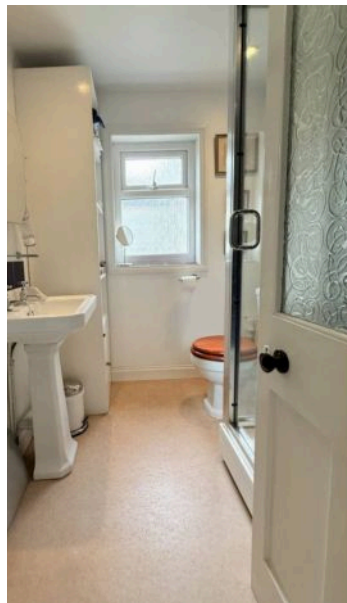
ATTIC/BEDROOM FIVE

About 13' (3.96m) square with painted beamed apex ceiling. Velux windows back and front flooding light and providing a lovely elevated rear view over the town and sideways to the harbour, river, Flushing village and shoreline. Eave storage cupboard. Two radiators.

EN SUITE BATHROOM

6' 0" x 5' 10" (1.83m x 1.78m)

Obscure glass brick window into adjacent room to give natural light. White three piece suite comprising WC, hand basin and panel bath with electric shower over. Ceiling spotlights. Extractor.







OUTSIDE

FRONT

Iron railings and gate to a little garden setting Number 2 back from the pavement and road. Granite steps to the front door.

REAR

The gardens at this end and side of Marlborough Road have 'proper' gardens to enjoy afternoon and evening summer sunshine. This one measures 65' (19.81m) deep from the original house and 50' (15.24m) deep to the rear of the kitchen. All is enclosed and relatively level with a timber decked terrace leading from the kitchen, out on to a lawned garden with rear access and 12' x 8' (3.66m x 2.44m) timber shed at its end. Climbers adorn garden walls. There are borders containing various bulbs, shrubs and small trees including an acer and eating apple tree. To the side a slate flagstone area with water butt and tap and a timber lean to outbuilding about 15' x 4' 8" (4.57m x 1.42m) with power and light.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

SERVICES: Mains electricity, gas, water & drainage



GROUND FLOOR
APPROX. FLOOR
AREA 685 SQ.FT.
(63.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 598 SQ.FT.
(55.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 346 SQ.FT.
(32.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1628 SQ.FT. (151.3 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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