

STAGS

# High View

# High View

Rosehill, Marazion, TR17 0HB

Beach - 0.5 Miles Penzance - 4 Miles St Ives - 8 Miles

A rare opportunity to create an exceptional coastal home in an elevated Marazion setting, with generous gardens and wonderful views across Mount's Bay towards St Michael's Mount

- NO ONWARD CHAIN
- Generous Plot
- Gardens
- Garage/Workshop
- Freehold
- Sea Views
- Parking
- 3 Bedrooms
- Rare Opportunity
- Council Tax Band D

## Offers In Excess Of £699,950

### SITUATION

Situated in a highly desirable elevated position along the sought-after Rosehill, enjoying stunning far-reaching views across the surrounding coastline and countryside.
Marazion is best known for the magnificent and world-famous St Michael's Mount, with its historic castle and beautiful gardens attracting visitors from around the world. The island can be reached on foot via the ancient causeway at low tide or by boat when the tide is high, adding to its unique charm and appeal.

The town itself offers an excellent range of amenities, including independent shops, traditional pubs, restaurants — including an award-winning fine dining venue — cosy cafés, a health centre, primary school, art galleries, bakery, chemist, and ATM facilities. Marazion is also home to a stunning stretch of sandy beach along Mounts Bay, offering safe bathing waters and spectacular coastal views towards the Lizard Peninsula and Land's End.

This highly desirable coastal location is particularly popular with water sports enthusiasts, with excellent conditions for windsurfing, kitesurfing, and sailing. Nearby, the local Royal Society for the Protection of Birds reserve also provides a wonderful setting for birdwatching and enjoying the surrounding natural beauty.







## THE PROPERTY

This superbly positioned detached property enjoys an enviable setting, with generous gardens to both the front and rear and stunning far-reaching views across the bay and surrounding countryside. Offering spacious and versatile accommodation arranged over two floors, the property occupies a particularly appealing position and provides an excellent opportunity to enjoy all that this highly desirable location has to offer.

The ground floor is approached via a welcoming front porch, opening into a light and spacious entrance hallway from which the principal rooms are arranged. The sitting room is a particular highlight, enjoying an impressive outlook across the bay and surrounding countryside, with the traditional dining room also benefiting from this wonderful aspect.

To the rear of the property is the kitchen, together with a useful ground floor bedroom, utility room, family bathroom and separate WC, providing a practical and flexible layout suited to a variety of requirements.

The first floor provides two further light-filled double bedrooms, each with useful eaves storage, together with a family bathroom.

Outside, the generous gardens to both the front and rear further enhance the appeal of the property, providing plenty of space to relax, entertain and enjoy the surrounding views and peaceful setting.

Whilst the property would benefit from updating and modernisation, this represents an exciting opportunity to create a home tailored to individual tastes and requirements, without compromising on the exceptional position. Opportunities to acquire a detached property in such a highly sought-after setting, with generous gardens, spacious accommodation and far-reaching views, are increasingly rare. For those looking to secure a home in an enviable location and add their own stamp, this is an exciting and rare opportunity.

## OUTSIDE

The property benefits from ample parking for several vehicles, together with a substantial garage and large workshop, offering excellent storage and superb potential for hobbies, a home workshop, or additional workspace. To the rear, the beautifully established garden provides a wonderful degree of privacy and enjoys delightful far-reaching views across the surrounding landscape. Mature planting, well-stocked borders, and sheltered seating areas create an attractive and peaceful outdoor space, ideal for relaxing, entertaining, and making the most of the stunning setting.

## SERVICES

Mains Water, Electricity and Drainage.
Mobile: Good outdoor, variable in-home (ofcom)
Internet: Standard, Superfast, Ultrafast broadband available (ofcom)

## VIEWINGS

Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

## DIRECTIONS

what3words.com ///stammer.weddings.brain

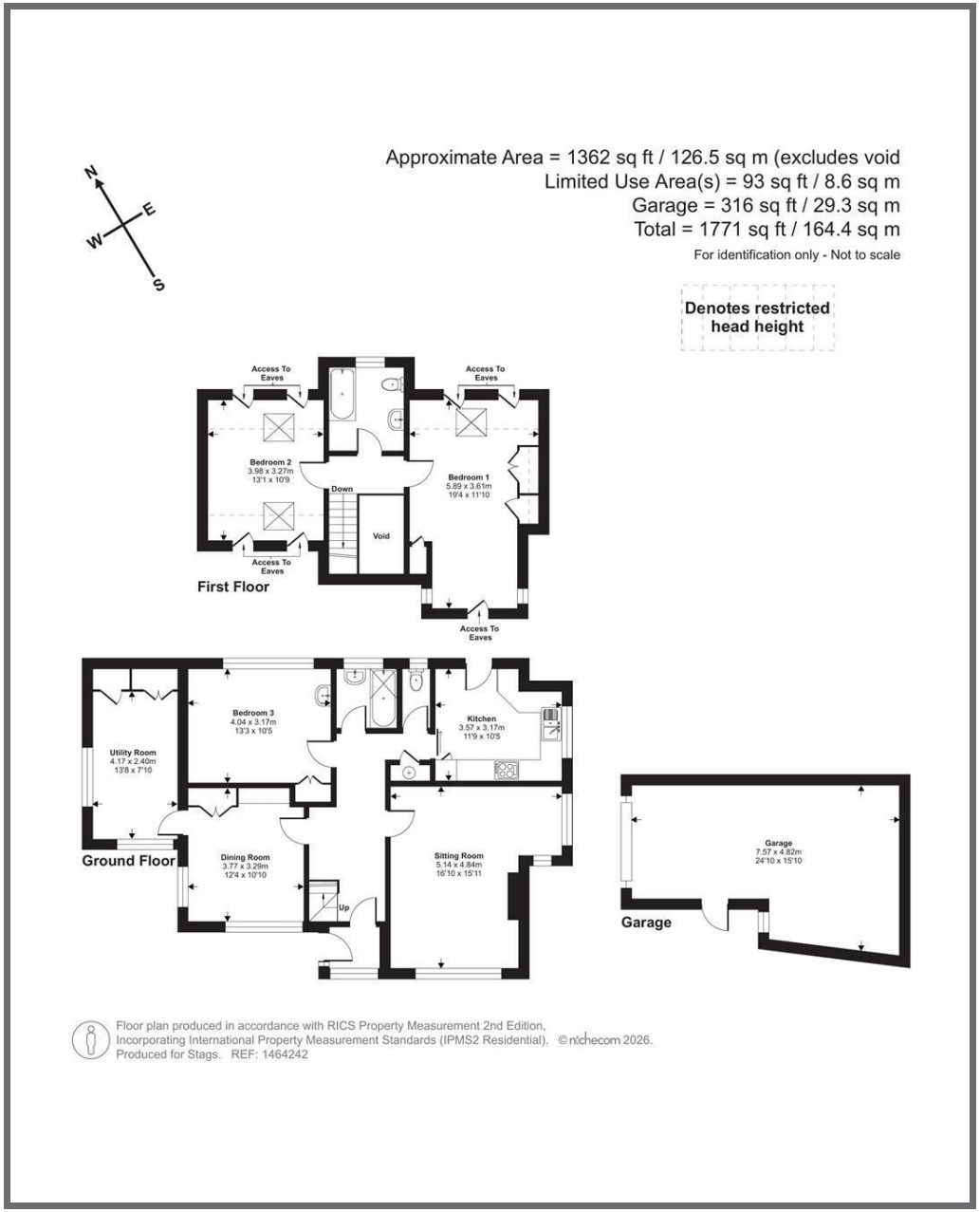


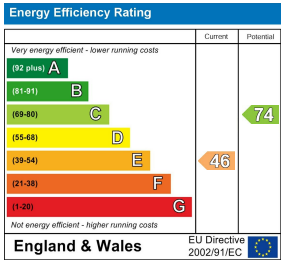




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.






61 Lemon Street, Truro,
Cornwall, TR1 2PE

westcornwall@stags.co.uk

01736 223222