



Coachmans Cottage, Turnpike Hill,  
Marazion, Cornwall, TR17 0AY

















**COACHMANS COTTAGE, TURNPIKE HILL, MARAZION, CORNWALL, TR17 0AY**

**GUIDE PRICE £355,000 LEASEHOLD**

A most charming one bedroom Grade II Listed cottage apartment, located in a popular area within the town of Marazion, with coastal views to St Michael's Mount and beyond, offered in good order throughout with spacious accommodation, with own garage in the courtyard.

**\* PANORAMIC SEA VIEWS OF ST MICHAEL'S MOUNT \* DOUBLE BEDROOM \* LIVING ROOM \***

**\* FITTED KITCHEN \* SPACIOUS BATHROOM \* OWN GARAGE \***

**\* MANY PERIOD FEATURES \* GRADE II LISTED \***

**\* FORMERLY PERMISSION TO CONVERT ROOF SPACE \***

**\* GOOD DECORATIVE ORDER THROUGHOUT \* ROOF RECENTLY REPLACED \***

**\* MAJORITY OF FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION \***

**\* LONG LEASE + SHARE OF FREEHOLD \* VIEWING RECOMMENDED \***

**\* EPC = G \* COUNCIL TAX BAND = RATED FOR BUSINESS USE \***

**\* APPROXIMATELY 47 SQUARE METRES \***

Coachmans Cottage is an exceptional example of a converted one bedroom apartment, with lovely sea views over Mount's Bay to St Michael's Mount and beyond. The property is being used as a successful holiday let and the majority of fixtures and fittings can be made available by separate negotiation. In recent years, planning permission was passed to convert the roof into further living accommodation, which has now lapsed, REF PA22/01379 There is a garage behind the property which is for the sole use for Coachmans Cottage. Marazion is a popular town with a good array of amenities and the property is located in a convenient position within a short walk of the main town and beaches.

**ENTRANCE HALL:** Painted floorboards, sunken spotlights.

**LIVING ROOM:** 12' 6" x 9' 5" (3.81m x 2.87m) Lovely sea views over Mount's Bay to St Michael's Mount and beyond, double glazed sliding sash window, window seat, open fireplace with log burner and slate hearth, painted floorboards, TV point, electric heater. Opening to:

**KITCHEN/DINER:** 11' 0" x 10' 0" (3.35m x 3.05m) Stainless steel inset sink with cupboards below, range of base units with solid wood worksurfaces, shelving, built in oven, four ring hob and extractor hood, further built in cupboard, painted floorboards, integrated dishwasher, sunken spotlights, electric heater, window seat with stripped pine shutters.

**BEDROOM:** 12' 8" x 9' 4" (3.86m x 2.84m) Lovely sea views over Mounts Bay to St Michael's Mount and beyond, double glazed sliding sash window with window seat, walk in wardrobe and storage area with access to roof space, painted floorboards, electric heater.

**BATHROOM:** 11' 8" x 7' 6" (3.56m x 2.29m) White suite comprising double ended spa bath with chrome mixer tap and shower attachment, pedestal wash hand basin, low level WC, painted floorboards, built in cupboard, panelling to dado rail height, heated chrome towel rail and electric heater, stripped pine shutters. Access to washing machine.

**OUTSIDE:** There is a garage within the courtyard.

**SERVICES:** Mains water, electricity and drainage.

**AGENTS NOTE:** We understand from Openreach website that Superfast Fibre Broadband (FTTC). We tested the mobile phone signal for Vodafone which was average. The property is constructed of granite under a slate roof.

**CHARGES:** Maintenance: 1/3 share

**LEASE:** 999 from July 2007 + Share of freehold

**MARSHALL'S PARK LANE OFFICE: 0207 0791476**

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

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