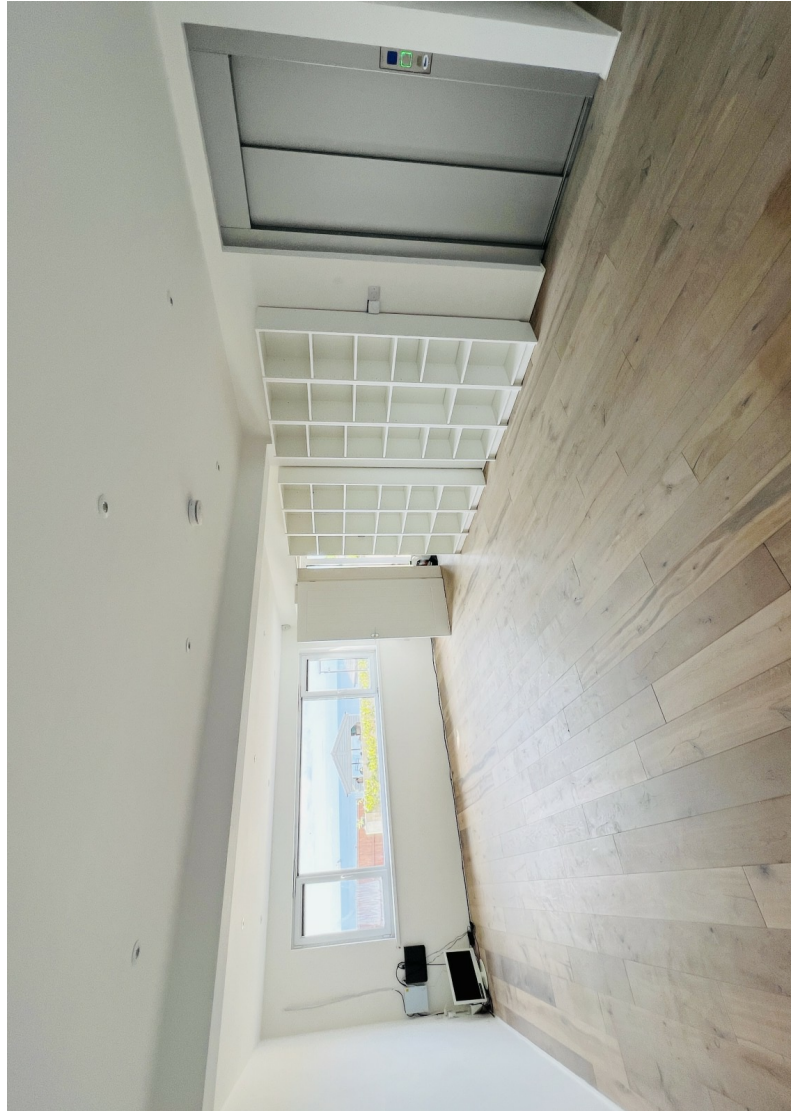




Sea House, East End, Tunpik
Road, Marazion, TR17 0BD







SEA HOUSE, EAST END, TURNPIKE ROAD, MARAZION, TR17 0BD

STARTING BID £250,000 FREEHOLD

- * FOR SALE VIA AUCTION THROUGH CLIVE EMSON * AUCTION DATE 12TH JUNE 2025 ***
- * FOUR BEDROOMS * THREE BATHROOMS * CLOAKROOM ***
- * PANORAMIC SEA VIEWS OF ST MICHAEL'S MOUNT * DOUBLE GLAZING ***
- * UNDERFLOOR HEATING THROUGHOUT VIA AIR SOURCE HEATPUMP ***
- * BUILT CIRCA 2016 * INDIVIDUALLY ARCHITECT DESIGNED ***
- * SPACIOUS ACCOMMODATION THROUGHOUT ***
- * OFFERING VERSATILE ACCOMMODATION OVER TWO FLOORS ***
- * POTENTIAL SELF-CONTAINED ANNEXE * SOLAR PANELS * INTEGRAL DOUBLE GARAGE ***
- * IMPRESSIVE OAK STAIRCASE * INDIVIDUAL LIFT OVER THE THREE FLOORS ***
- * EXCELLENT SPECIFICATION * PRIME LOCATION * VIEWING RECOMMENDED ***
- * EPC = C * COUNCIL TAX = G * APPROXIMATELY 359 SQUARE METRES ***

For sale via auction through Clive Emson Auctioneers is this impressive, individually architect designed four bedroom detached contemporary home which was created to suit the vendor's personal requirements, enjoying panoramic sea views across Mount's Bay to St Michael's Mount and beyond.

The property has spacious and versatile accommodation over two floors taking full advantage of the sea views across to St Michael's Mount. The property offers great scope and really needs to be viewed internally to appreciate to the full. The present layout is reverse level living accommodation with adjoining potential annexe linked via a corridor from the ground and first floor. On entering the property an impressive oak and glass staircase leads to all floors along with an individual lift giving access to all floors. The property is double glazed throughout with underfloor central heating and there are solar panels to the roof. To the front of the property there is a gravel parking and turning area along with a raised terrace and access down to integral garage with electric operated door. Sea House is located in a prime position along a small private lane on the edge of Marazion, therefore is conveniently placed for most local amenities with easy access to the sandy beaches and St Michael's Mount. The auction takes place on the 12th June 2025 and viewing is highly recommended.

ENTRANCE HALL: Impressive oak and glass staircase to lower ground and first floors, built in storage cupboard, engineered oak flooring with underfloor heating.

CLOAKROOM: White suite comprising pedestal wash hand basin, low level WC, fully tiled walls and floor.

BEDROOM ONE: 24' 5" x 15' 0" (7.44m x 4.57m) Double glazed window with lovely sea views over Mount's Bay, engineered oak flooring, sunken spotlights, underfloor heating, shelving, access to lift.

UTILITY AREA: 8' 6" x 8' 2" (2.59m x 2.49m) Plumbing for washing machine, access to underfloor heating controls.

BEDROOM TWO: 11' 9" x 10' 9" (3.58m x 3.28m) Double glazed window with sea views over Mount's Bay, engineered oak flooring, built in wardrobe, underfloor heating.

SHOWER ROOM: White suite comprising pedestal wash hand basin, low level WC, shower cubicle with chrome fittings and sliding glazed door, fully tiled walls, underfloor heating.

BEDROOM THREE: 12' 0" x 11' 8" (3.66m x 3.56m) Double aspect room with sea views over Mount's Bay, underfloor heating, sunken spotlights, engineered oak flooring, TV point.

WET ROOM: White suite comprising pedestal wash hand basin, low level WC, shower area with chrome fittings and folding glazed door, fully tiled walls and floor, underfloor heating.

Oak and glass staircase from entrance hall to:

FIRST FLOOR LANDING AREA: Opening to:

LIVING ROOM: 30' 0" x 25' 0" (9.14m x 7.62m) Double aspect room with lovely panoramic sea views over Mount's Bay to St Michael's Mount and beyond, double glazed windows, engineered oak flooring, large double glazed Velux windows, built in shelving, feature log burner on a slate hearth, underfloor heating, sunken spotlights.

KITCHEN / FAMILY ROOM: 24' 7" x 15' 2" (7.49m x 4.62m) Stainless steel one and a half bowl sink with cupboards below, extensive range of bespoke base units, built in Neff Slide & Hide oven, Miele four ring hob and extractor hood over, engineered oak flooring, double glazed window with lovely sea views across Mount's Bay to St Michael's Mount and beyond, underfloor heating, double glazed Velux windows.

GROUND FLOOR PASSAGEWAY: Double glazed doors. Access to:

POTENTIAL ANNEXE

BEDROOM FOUR: 18' 10" x 15' 3" maximum, narrowing to 11' 6" (5.74m x 4.65m - 3.51m) Double aspect room with sea views to Mount's Bay, engineered oak flooring, sunken spotlights, underfloor heating, understairs storage cupboard.

ENSUITE SHOWER ROOM: White suite comprising pedestal wash hand basin, low level WC, double size shower cubicle, tiled walls and flooring, underfloor heating.

Stairs ascending from bedroom to:

ANNEXE LIVING ROOM / KITCHEN AREA: 18' 10" x 15' 3" (5.74m x 4.65m) Double aspect room with lovely sea views over Mount's Bay to St Michael's Mount and beyond, stainless steel inset single drainer sink unit with cupboards below, range of fitted base units, ample worksurfaces and power points, free standing oven, fridge and dishwasher, engineered oak flooring with underfloor heating, sunken spotlights. Door to:

GLAZED PASSAGEWAY: With direct sea views over Mount's Bay leading to main living room of Sea House, door to main living room.

Stairs from entrance hall to:

INNER HALLWAY: With door to:

INTEGRAL GARAGE: 25' 0" x 16' 0" (7.62m x 4.88m) Electric operated roller door, power and light, access to plant room and further plant room incorporating the lift equipment.

OUTSIDE: The property is approached via private lane leading to a gravel parking and turning area and raised terrace. Small garden surrounding the property. There are solar panels on the main roof supplying power to the main house.

SERVICES: Mains water, electricity and drainage. Tank housing brown water supply.

SOLAR PANELS: Feeding into hot water system.

DIRECTIONAL NOTE: Proceed into Marazion from the Goldsithney roundabout, just after the traffic calming turn immediately left down a private lane and continue to the end whereby the property can be found on your right.

AUCTIONEERS COMMENT: Upon a bid being accepted the purchaser will need to pay a £5,000 holding deposit which will come out of the purchase price. There is also an administrative fee to pay. This is tiered dependant on the sale price and is as follows; if the sale price is up to £19,999 the administration fee is £400, if the sale price is between £20,000 to £49,999 then the administration fee is £600, if the sale price is between £50,000 to £99,999 then the administration fee is £900, if the sale price is £100,000 to £299,999 then the administration fee is £1,200 and if the sale price is £300,000 or above then the administration fee is £1,500. For info the administration fee is inclusive of Vat. There may be additional costs levied on the buyer by the seller and these will be disclosed in the Special Conditions of Sale. We haven't received these from the solicitor yet so cannot be any more specific at this stage, any enquiries regarding the fees should be directed to the auctioneers, Clive Emson on 01392 366555

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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



www.marshallspz.co.uk