



ROHRS & ROWE



Spinnakers
Wheal an Wens
Marazion
Penzance
TR17 ODE

- Striking contemporary Residence
- Exceptional panoramic views over Mounts Bay and St Michaels Mount
- Accommodation arranged over three floors
- Stunning roof terrace
- Dining room with bay window
- Kitchen / breakfast room
- Sitting room
- Master bedroom en suite
- 2/3 further bedrooms
- Study/4th bedroom
- Self contained apartment
- Beautiful private gardens
- Integral Garage
- Ample parking for 3 cars
- EPC TBC
- Council Tax Band E


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A panoramic view of a rooftop terrace. In the foreground, a white pool table with blue felt and a rack of balls sits on a dark mat. To the right, two blue lounge chairs are positioned on the green artificial grass. A curved white wall with a dark grey top edge surrounds the terrace. In the background, the blue ocean stretches to the horizon, with St Michael's Mount visible in the distance under a clear blue sky with a few wispy clouds. A portion of a white, curved building with a large window is visible on the right side of the frame.

A STUNNING 4 BEDROOM ART DECO STYLED RESIDENCE WITH PANORAMIC VIEWS OVER ST MICHAEL'S MOUNT AND THE BAY BEYOND



PROPERTY

Spinnakers is an incredible property nestled in a quiet location that maximises its elevated position to great effect, providing it with spectacular panoramic views. The house has great style and panache with such a unique design in an Art Deco style by the award-winning architect Barry Briscoe, making it really stand out. The entrance hallway sets the scene with a spectacular view of the Mount on approach and then the unusual staircase entices you in. The accommodation is exceptional, with the main living area on the first floor making the views a real feature of this area, and it is a very social space for entertaining. With the kitchen at its heart and the dining and sitting area flowing well up to the roof terrace above, this is a real treat and is bound to impress any guests. The roof terrace is fabulous, with breathtaking views right across the bay and ample room for sunbathing, a game of pool, and there is even a very cool pod for a little shelter into the evening.

The bedrooms are set out on the ground floor with a lovely master suite and two further bedrooms with a family bathroom. On the lower ground floor, the accommodation is set out as a self-contained annexe which could be used in unison with the rest of the house. It could alternatively be ideal for guests or potentially income or even to offer a wonderful area for a dependent relative.

The landscaped gardens are set to the side and rear of the property. There is a lovely area set around a pond that is the best place to soak up the sun. There is ample parking for at least 3 cars as well as an integral garage. A short walk brings you right into the centre of the village with all its facilities and, of course, the beautiful beaches."









ST MICHAEL'S MOUNT



PRAA SANDS



ST IVES



FALMOUTH

LOCATION

Marazion is a charming Cornish village with a wonderful range of interesting shops, cafes, and art galleries, and it also provides access across the causeway to the iconic St Michael's Mount. The village is blessed with fine sandy beaches, making it an ideal location for long relaxing days on the beach. Mount's Bay has so many stunning places to visit, with Porthleven offering an array of fine eateries, including Rick Stein's and Amelie's. Rinsey Head is a dramatic walk, with Prussia Cove a true hidden gem. Penzance has a host of fine houses and interesting shops, leading on to Newlyn, famous for the School of Art, and through to the beautiful Mousehole. Beyond this is Lamorna Cove and then on to Land's End. Sennen is a favourite for keen surfers, and then, of course, there's St Ives with its stunning beaches and interesting shops and bars.

DISTANCES

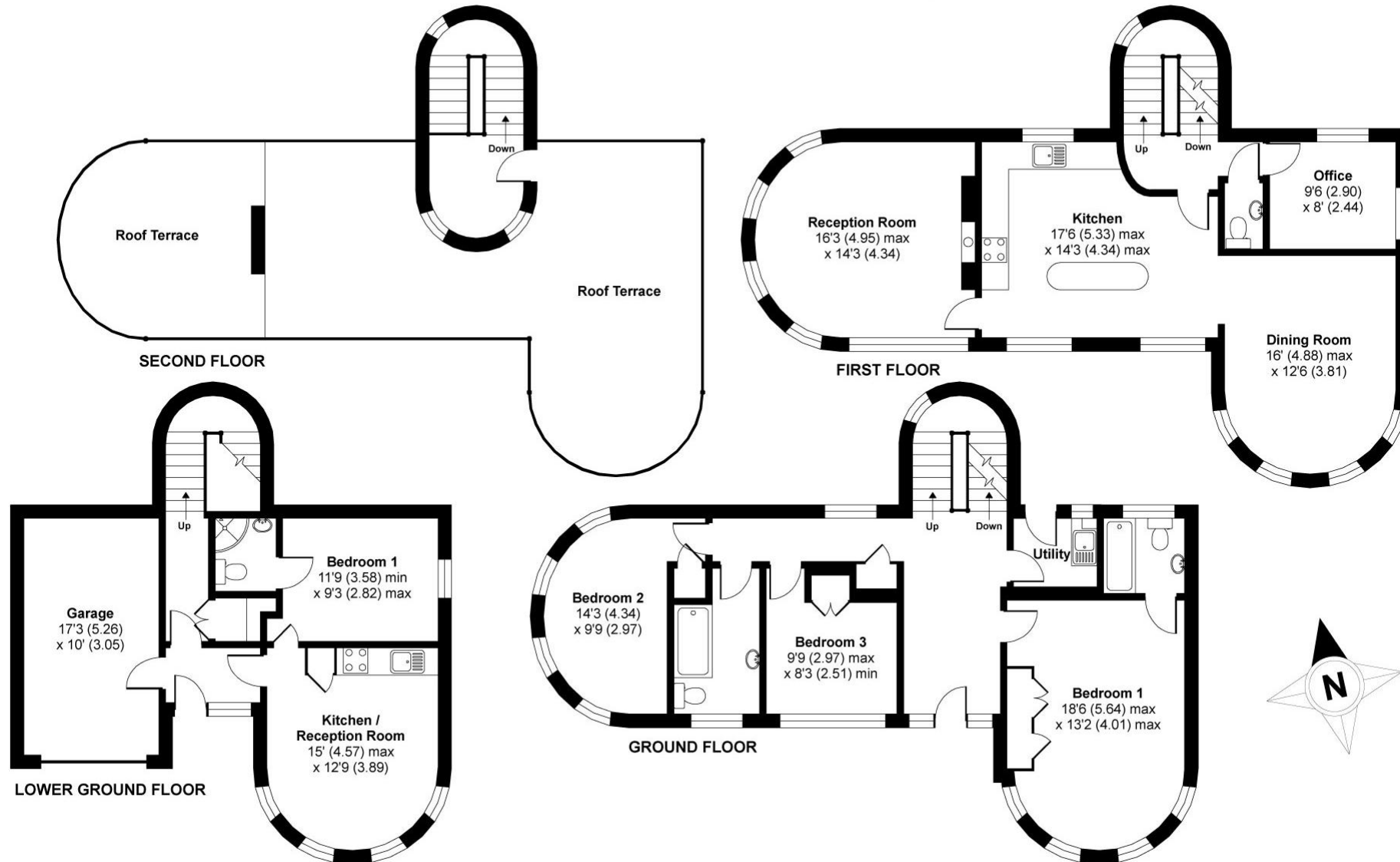
St Michaels Mount: 0.4 Miles • Penzance: 4 Miles • Praa Sands: 4.5 Miles • Rinsey Head: 6 Miles • St Ives: 8 Miles • Lamorna Cove: 10 Miles • Falmouth: 22 Miles • Truro: 28 Miles • Newquay Airport 40 Miles





Wheal An Wens, Marazion, TR17

APPROX. GROSS INTERNAL FLOOR AREA 2387 SQ FT 221.7 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



Services: Mains electricity, water and drainage. Oil fired heating

Directions: Travel into Marazion from the A30 and continue through the village. About 100m past the last shops there is a sharp left hand bend marked Wheel an Wens. Proceed about 30M to the top of the lane.

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