



ROHRS & ROWE

Breakwater  
Marias Lane  
Sennen Cove  
Cornwall  
TR19 7BX

- Sea views
- Detached
- Spacious master bedroom suite
- 4 further bedrooms
- 34' kitchen/dining/living room
- Sitting/quiet room
- Cinema room
- 3 bathrooms
- Balcony and sun terrace
- Bedroom 3
- Family bathroom
- Terrace with hot tub
- EPC E
- Council Tax Band F



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#### PROPERTY

A striking five-bedroom contemporary home completed in 2022, this architectural masterpiece offers over 2,500 sq ft of luxurious coastal living with breathtaking westerly views over Sennen Cove, the Atlantic Ocean, and as far as the Isles of Scilly. Designed to maximise natural light and scenery, vast expanses of glass connect elegant interiors to the panoramic seascape, delivering unforgettable sunsets and a seamless indoor-outdoor lifestyle. Set across split levels, the reversed living arrangement centres around a spectacular 34-ft open-plan kitchen, dining, and living space with vaulted ceilings, skylights, and two sets of large sliding doors opening onto a balcony and terrace. The high-spec Nolte kitchen features a feature island, Silestone worktops, Miele appliances, and a Quooker tap, while a contemporary Scan wood burner anchors the living area.

A separate sitting room with a curved bay window offers serene sea views and balcony access. Additional features include a utility room and WC. The principal suite boasts a luxurious en suite, dressing area, and corner glazing framing the ocean. Three more sea-view doubles include a Jack-and-Jill en suite; a fifth versatile bedroom is served by a stylish family bathroom with freestanding bath and walk-in shower. The ground floor hosts a large cinema/games room with garden access, plus practical storage, plant, and comms rooms. The entire home benefits from underfloor heating powered by a Daikin air-source heat pump, premium aluminium windows, larch cladding, integrated Lithe sound systems, and superfast broadband. Landscaped gardens include tiered terraces, a curved seating area, hot tub, and outdoor shower with wetsuit drying. A footpath 150 metres away leads directly to the beach and harbour. The gated forecourt provides parking for multiple vehicles, plus an EV charger.







**MOUSEHOLE**



**SENNEN COVE**



**ST IVES**



**ST MICHAELS MOUNT**

#### **LOCATION**

Breakwater enjoys an enviable position on one of West Cornwall's most prestigious and sought-after residential addresses. Sennen is an Area of Outstanding Natural Beauty and the unspoilt beaches of Sennen Cove and Gwynver are just a short stroll away, offering the perfect setting for family beach days, world-class surfing, and breathtaking coastal walks. The South West Coast Path runs through Sennen Cove, providing one of the best ways to experience the stunning scenery of this unspoiled peninsula. Between them, Sennen Cove and Sennen village offer a range of local amenities, including shops, restaurants, and traditional pubs. Sennen is one of West Cornwall's most admired coastal villages. Originally established as a fishing station, it is now renowned for its sandy beach, excellent surfing, and historic harbour, which still supports a small fleet of fishing boats.

The market town of Penzance, just nine miles to the east, serves as the area's main commercial centre. It also boasts a mainline railway station with direct links to London Paddington. Approximately half a mile away lies the world-renowned Land's End, with its dramatic cliffs and varied attractions. The iconic Minack Theatre at Porthcurno is just over four miles away, while nearby Cape Cornwall, Mousehole, and St Michael's Mount offer endless opportunities for exploration.





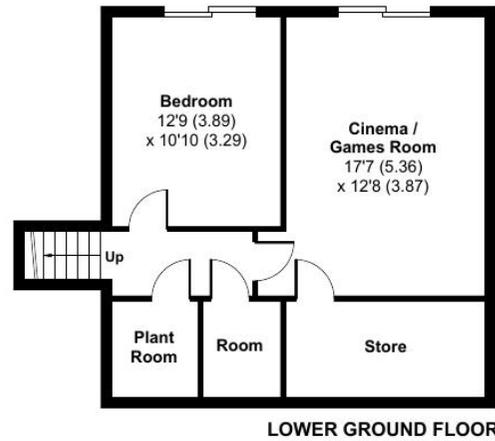
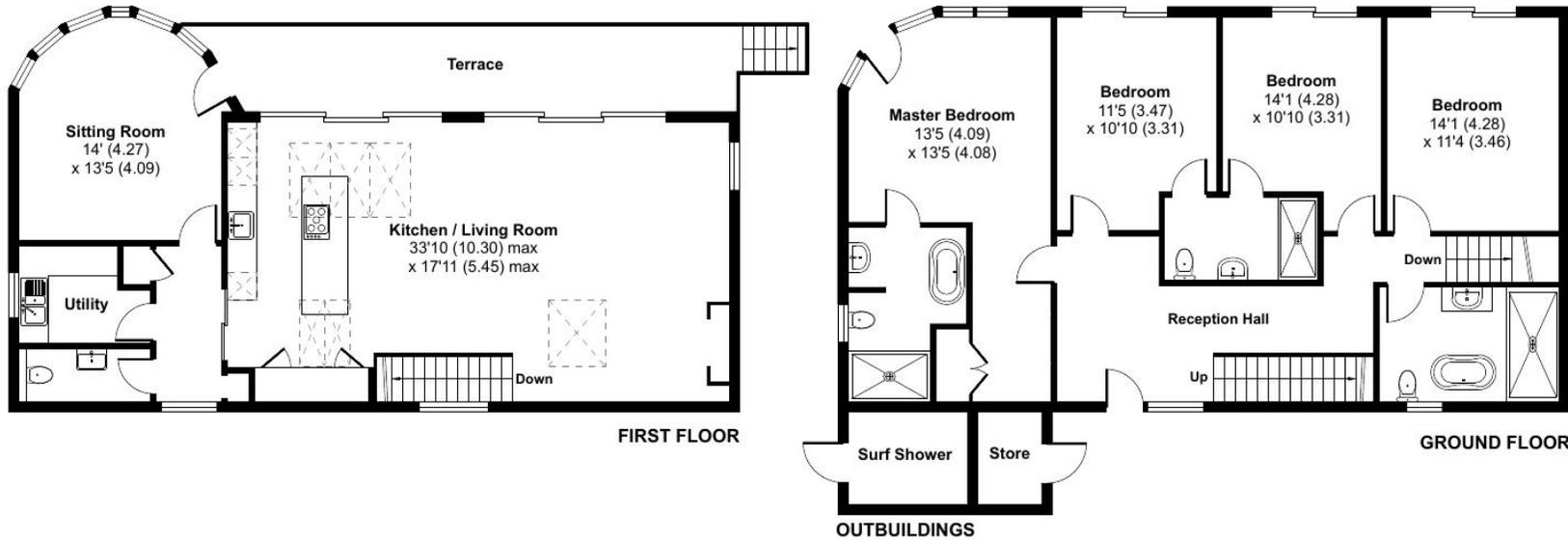
# Breakwater, Marias Lane, Sennen Cove, Penzance, TR19

Approximate Area = 2670 sq ft / 248 sq m

Outbuildings = 65 sq ft / 6 sq m

Total = 2735 sq ft / 254 sq m

For identification only - Not to scale





**Services:** Mains water, drainage and electricity. Air source heating with underfloor heating throughout. Superfast broadband is available.

**Directions:** What3words: ///alternate.vast.festivity

From Penzance, head west along the A30 for approximately 9 miles, following the signs for Lands End initially and then Sennen. Upon entering the village of Sennen, at the mini roundabout, turn right for Sennen Cove. Follow the road and take the second left-hand turn, into Marias Lane. Continue for several hundred metres, until reaching Breakwater, on the right-hand side.

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