



Marazion, TR17

£850,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Welcome to Marazion, Cornwall

**£850,000**

\*\*\* STAMP DUTY PAID \*\*\*

This stunning interior designed coastal home is being offered to market, with the stamp duty being paid by the sellers. Don't miss out on this incredible opportunity. Book your viewing today!

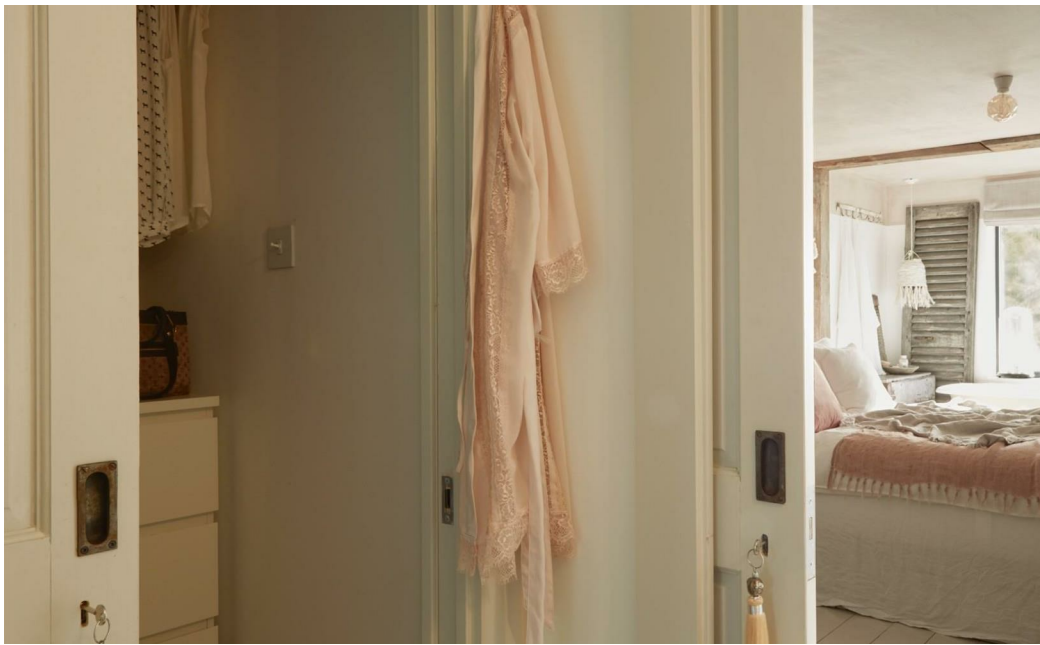
It's time to 'escape to the coast' with Hunters Estate Agents. With this property you can step straight into the idyllic coastal lifestyle you've always envisioned, where time is measured by the changing of the tides, and the only drama is in the magnificent skies at sunset.

Here you will enjoy how frontline, uninterrupted views extending across a picturesque expanse of ocean, the silhouette of the iconic St Michael's Mount, and the rugged cliffs of Mounts Bay, provides a stunning backdrop to everyday life. In this spectacular setting, no moment ever feels mundane.

This single-storey, two double bedroom home has been completely reimagined by a talented Swedish designer, and has even featured in the well-known UK interior design magazine 'House Beautiful'. Meticulous renovations and thoughtfully considered extensions have culminated in a result that is truly breathtaking. The fusion of coastal, Scandinavian, and natural design elements has created a home that is both cosy and stylish.

With private parking, and a lovingly landscaped garden, all with a mere 75 meters of the beach, we anticipate this very special property appealing to a broad range of discerning buyers.





### The Property

Step inside, and let's commence our tour in the most captivating space of this property – the marvellous open plan reception room. Seamlessly integrating the kitchen, dining, and living areas, this room bathes in natural light streaming through sliding patio doors to the rear and side, casting a soft radiance upon the crisp, white-painted walls and reclaimed floorboards.

At the heart of the living area sits a focal wood-burning stove, creating a cozy ambiance. Envision the magic of a winter's evening, where this space transforms into a sanctuary of warmth and comfort. The wood-burning stove radiating a comforting glow, whilst the patio doors beyond frame captivating views of waves breaking against the shoreline and the ever-changing weather unfolding across the horizon.

Continuing our journey, we now transition to the kitchen/diner area. This space boasts an exquisite array of high-quality cabinets, seamlessly integrated appliances, and complementary work surfaces. It's a place where the art of culinary creation, the delight of dining, and the warmth of entertaining can effortlessly converge in perfect harmony.

The accommodation continues to unfold with a hallway leading to a well-appointed family shower room, and the second bedroom which features



patio doors framing incredible ocean views.

Our journey inside this home concludes with the arrival at the primary bedroom suite, and it is undoubtedly worth the wait! Spanning over nineteen feet in length, this room exudes spaciousness, featuring a door leading to the outside, a fabulous roll-top bath positioned by the window with views overlooking St. Michael's Mount, and a luxurious en-suite shower room complete with a walk-in wardrobe. The ambiance is akin to a luxury suite at a spa hotel, offering a truly indulgent atmosphere.

### The Outside

The residence boasts a designated off-street parking space, a well-maintained lawned garden adorned with a wraparound pathway, and an elevated, covered decked terrace ideal for summer entertaining and alfresco dining. Picture enjoying drinks with friends as you relax and watch the ocean gently lapping at the shore – a perfect setting for warm-weather gatherings.

### The Location

This home enjoys a quiet, tucked away position at the end of a cul-de-sac, within the charming coastal town of Marazion. This location offers convenient access to art galleries, local eateries, inviting public houses, a





convenience store, and a pharmacy, the location caters to many needs. A brief stroll brings you to the picturesque beach, renowned for its breathtaking views of St Michael's Mount. Marazion is a haven for water sports enthusiasts, art and craft aficionados, and, of course, tourists from around the globe who journey to experience the iconic St Michael's Mount.

#### Useful Information

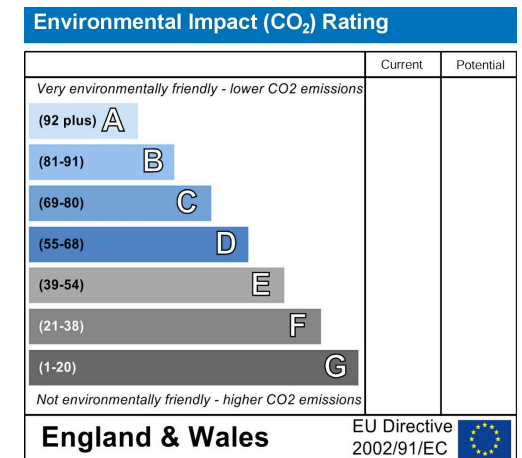
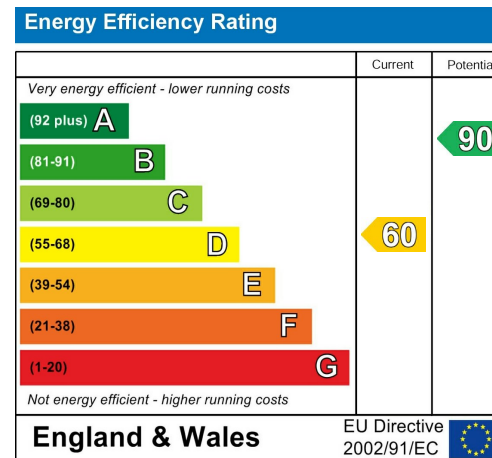
Viewings **STRICTLY BY APPOINTMENT ONLY**. Directions will be provided upon viewing confirmation.

Mains electricity and water.

Private drainage.

EPC Rating 'D60'

Council Tax Band 'B'



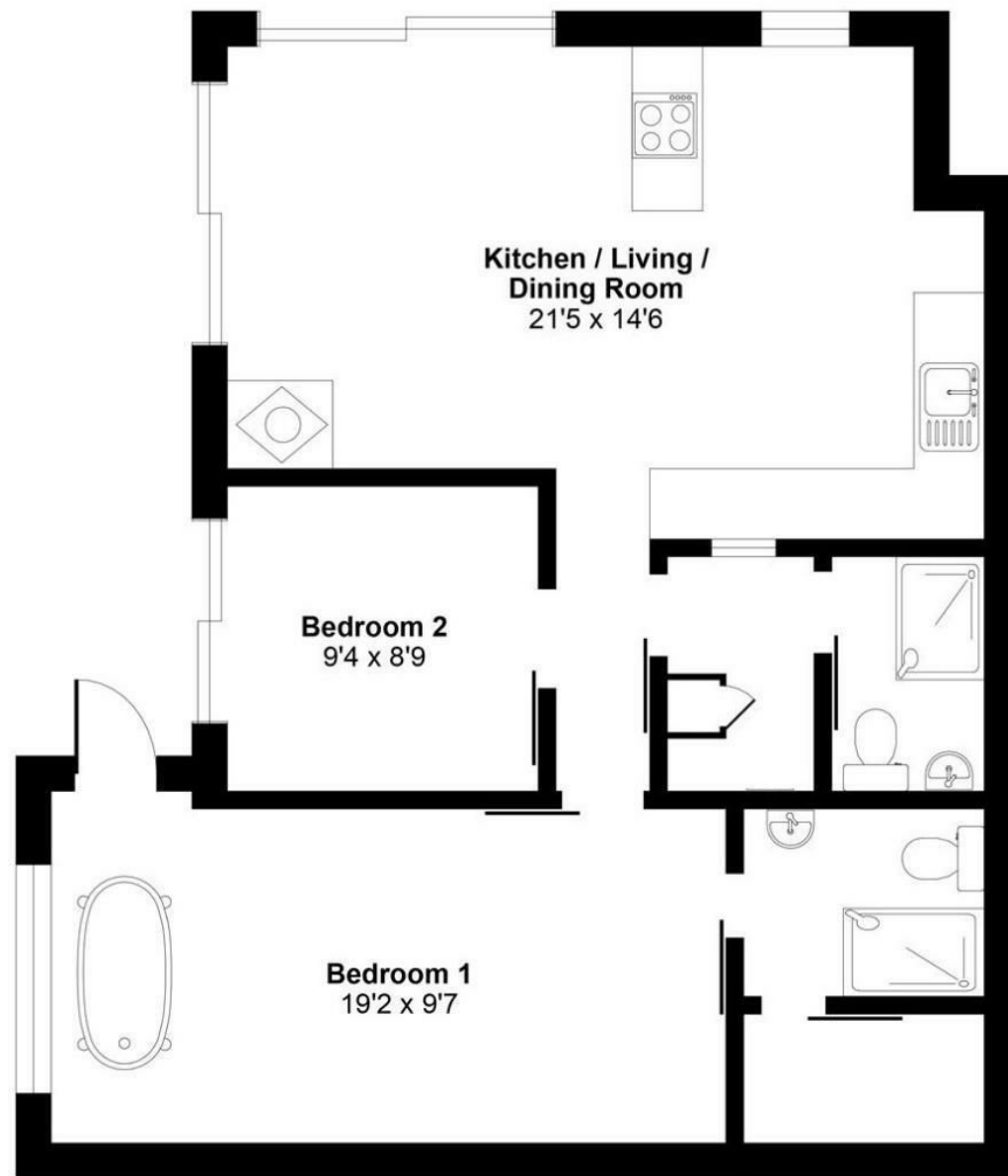
**\*\*\* TO ARRANGE A VIEWING CALL 01736 800919 \*\*\***



#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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