

Oates Road, Marazion, Cornwall, TR17 0AN

One of the most stunning coastal locations in Great Britain

Guide Price £795,000

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EXCLUSIVE



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"Marazion and the iconic St Michael's Mount are renowned the world over for their breath-taking beauty, and real estate here is highly sought after, ranking among the most desirable in Cornwall" - Jamie Hendy, Hunters West Cornwall

Set in a location that truly redefines the meaning of 'prime position,' this exceptional detached four-bedroom residence boasts uninterrupted, frontline views over the pristine waters of Mounts Bay, over towards the iconic St Michael's Mount, and is, quite incredibly, complemented by direct beach frontage and access. Homes of this distinction are a rare treasure, and the opportunity to acquire one, is rarer still.

Planning permission granted to extend the property into a truly exceptional dwelling which will create a stunning contemporary addition on the ground floor of the period cottage with a large balcony above. Sold with vacant possession, no onward chain.





The Property

To live by the sea is to awaken each day to nature's masterpiece – where endless horizons meet shimmering waters, and each breaking wave whispers a timeless sense of serenity and escape. The salty breeze refreshes the spirit, the rhythmic tides calm the mind, and the boundless beauty nourishes the heart and soul. This is exactly how we feel, when we visit this wonderful home.

Once two charming cottages belonging to the St Aubyn Estate, this property has been seamlessly transformed into a single, large, distinguished family home. Step inside through the welcoming entrance porch, which in turn leads into a beautifully appointed kitchen-diner—a space that blends style and practicality, making it the true heart of the home. This elegant and well-designed area is perfect for everything from casual breakfasts to lively dinner parties. There's also a practical utility room, offering additional storage and convenience, keeping everyday essentials neatly tucked away.

The cottage would be further enhanced if the proposed permitted development is completed. This would make a truly special property with the old and new complimenting each other.

The fabulous living room provides an inviting and versatile space, ideal for both entertaining guests and enjoying cosy family gatherings. Large windows flood the room with natural light, creating a warm and airy atmosphere that enhances the sense of space and comfort. The stand-out feature of this room is the wonderful wood-burning stove.



Upstairs, the accommodation continues to impress, with four charming bedrooms, each thoughtfully designed to offer a peaceful retreat at the end of the day. There are two stylish bathrooms on the first floor, so there should be no more queuing to get ready in the mornings here.

Planning Permission

PA21/01206 | Change of use from 2 dwellings in to 1 single dwelling, construction of single storey extension with roof terrace, insertion of conservation rooflights.

The Outside

Outside, the property truly comes into its own with a generous garden that extends towards the sea wall, offering breathtaking, unobstructed views of the shimmering ocean and the iconic St. Michael's Mount. This is a space where every moment feels like a postcard-worthy scene—whether you're starting your day with sunrise yoga, breathing in the crisp sea air and listening to the soothing rhythm of the waves, or simply unwinding with a book as the tides roll in.

For those with a creative spirit, the ever-changing coastal landscape provides endless inspiration—perhaps it's time to take up painting, capturing the stunning seascapes from the comfort of your own garden. And when it comes to entertaining, this setting is second to none. Picture hosting lively summer barbecues or elegant al fresco dinners, with the dramatic backdrop of the sea and St. Michael's Mount making every gathering effortlessly Instagram-worthy.

Adding to its rare appeal, the garden features a lower terrace at the water's edge, offering direct beach access—an incredibly scarce and coveted feature in this area. Whether it's spontaneous seaside strolls, morning dips in the ocean, or



simply feeling the sand between your toes, this exclusive access elevates coastal living to a whole new level.

Practicality is also well-considered, with dedicated driveway parking areas to the front and rear of the property ensuring convenience for both residents and guests. This is more than just a home—it's a lifestyle.

About Hunters West Cornwall

Hunters West Cornwall is a locally owned, independently run franchise, proudly part of Hunters, one of the UK's favourite nationwide agents. We combine professionalism and efficiency with a fresh and fun approach. Our bespoke marketing strategies leverage cutting-edge technology, professional photography, and social media influence to maximise exposure. As proud Cornish locals, we actively support community projects and sports initiatives, reinvesting in the area we call home. Backed by Hunters' national network, we offer the perfect blend of local expertise and far-reaching marketing power. We feel fortunate to be regularly entrusted to market some of Cornwall's very finest homes. If you are looking to sell or let a property in the local area, please get in touch! We'll be more than happy to pop out and see you, for a free, no-obligation valuation and chat :)

The Location

This location close to the heart of Marazion offers convenient access to art galleries, local eateries, inviting public houses, a convenience store, and a pharmacy, catering to many needs. A brief stroll brings you to the picturesque beach, renowned for its breath-taking 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



Construction: Granite cottage under a pitched slate roof

Local Authority: Cornwall Council

Council Tax Bands: B,B

Energy Performance Certificate 1: 41E (potential 90B), 2 45E (85B)

1&2 Sea View Cottages are semi-detached but will be sold at one. Planning has been permitted for a single dwelling.

Parking: Space to the front and rear of number 1

Services: Mains electricity, water, and drainage

Title: Freehold

Benefits from a right of access through the garden gate in St Michael's reach common area to access stair down onto sea wall and then onto beach below.

Access over Oates Road.

Heating: oil

Broadband: According to broadbandspeedchecker.co.uk Sky, Vodafone, Onestream, Rebel, BT, Origin may offer services here with a estimated top speed of 74mb.

Mobile: According to Ofcom Mobile checker EE, 02 and Vodafone may be limited voice coverage indoors at this location, but outdoors EE, Three, 02, and Vodafone are likely to have voice and data coverage

Known erosion across Mounts Bay, this property has a sea defence

Owners believe it is in a conservation area

Timber sash windows present



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

DISCLAIMER

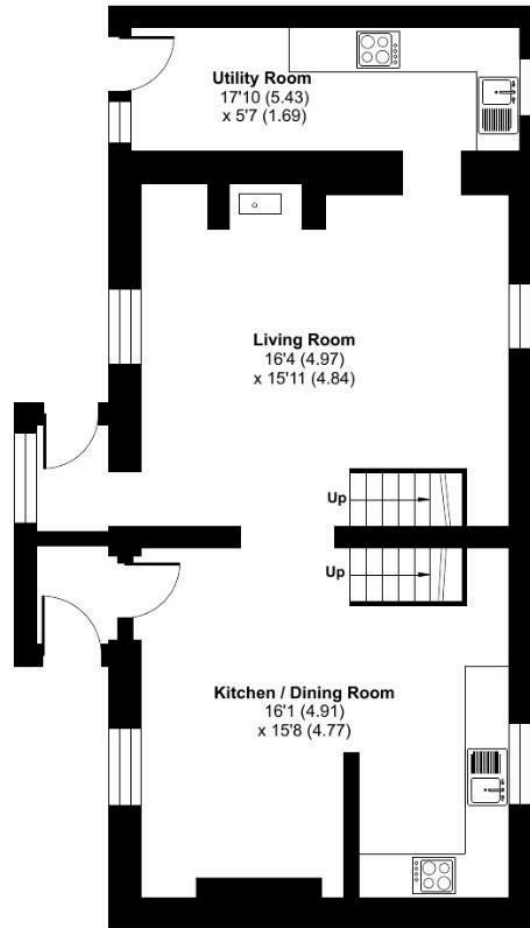
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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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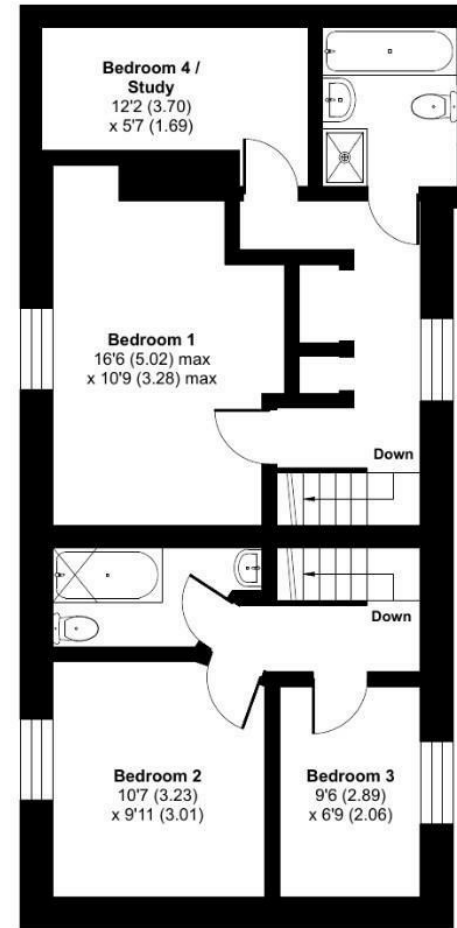
Oates Road, Marazion, TR17

Approximate Area = 1344 sq ft / 124.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters. REF: 1238204

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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