



Oates Road, Marazion, Cornwall, TR17 0AN

House, Building Plot, and Approx 1/3 of an Acre in One of Great Britain's Most Breathtaking Coastal Locations

Guide Price £895,000

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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

This property is more than just a fabulous two-bedroom home, it's an intriguing business opportunity too. Within the grounds you will find a one-of-a-kind building plot, with permission granted for a striking single-storey residence to be built at a lower level and the creation of a sea wall providing direct access to the beach. If built, this new property would be a masterpiece of coastal living – undeniably world class. Set within a third of an acre, boasting direct water frontage, and offering uninterrupted views across the glimmering waters of Mounts Bay - this property presents a rare opportunity. Sold with vacant possession, no onward chain.





The Property

As estate agents, we're fortunate to showcase many impressive homes with breathtaking views. Yet, on rare occasion, we come across a truly exceptional property – one that just simply outshines anything on the market, setting new benchmarks in the parameters of location, views, and lifestyle. And that is exactly what we have found, with this incredible listing.

Make your way down Oates Road, and suddenly, the sea reveals itself—just like those childhood adventures, when that first glimpse of the water filled you with excitement. There's ample street parking, with space for multiple vehicles, and perhaps even a motorhome or boat. But if you can tear your gaze away from the breathtaking coastal panorama, step inside and discover what this exceptional home has to offer.

This beautifully renovated home is a true testament to the vision and craftsmanship of our sellers, with impeccable attention to detail and a flawless finish throughout. The ground floor showcases a stunning, contemporary kitchen—both stylish and functional—sure to impress guests. The dual-aspect sitting room enjoys captivating sea views to the front, while French doors open onto the side garden, creating the perfect setting for relaxed summer evenings. Adding to the home's practicality, there is also a well-appointed utility/cloakroom and a handy storage cupboard.

Upstairs, you'll find a beautifully appointed, high-spec shower room and two generously sized double bedrooms. Both boast breathtaking, far-reaching ocean views, but one is particularly special—where you can lie in bed and gaze out at St.



Michael's Mount. Just imagine waking up to that scene every morning—life here could never feel ordinary.

Parking & Gardens

There is ample parking, with space for a motorhome or even a boat. But the real gem is the garden—an extraordinary retreat spanning approximately a third of an acre, with direct sea frontage and uninterrupted views. It's the perfect setting for unforgettable summer barbecues with friends and family, with St. Michael's Mount providing a breath-taking backdrop to your celebrations. Or perhaps you'll savour the tranquillity of a morning yoga session, breathing in the fresh sea air and moving to the rhythmic sound of the waves.

Planning Permission

Planning permission (Ref: PA17/05720) has been granted in perpetuity for an exceptional coastal development—a brand-new, single-storey home of approximately 220 sq. m., complete with a new sea wall and direct access to the foreshore and beach below. This is an incredibly rare opportunity to create one of Europe's most spectacular coastal residences, set against a breathtaking maritime backdrop. With the new house built the existing two bedroom cottage will provide ancillary accommodation.

Planning permission (Ref: PA23/09597) is also in place for a small ground floor extension with balcony above for the existing two-bedroom semi-detached house. This presents another intriguing opportunity for future buyers to explore.

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 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.

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 :)

Useful Information

EPC Rating 55 D, Valid until 14 July 2031 (potential 78 C)

Local Authority: Cornwall Council

Council Tax Band: C



Construction: Blockwork, rendered under a slate pitched roof

Services: Mains electricity, water, and drainage

Heating: electric

Conservation Area? Yes

Access: This property benefits from rights over 'Oates Road' which is on a separate title but will be sold with the property

Oates Road has a public right of way over which ends at the fence and prevents direct access to the cliff edge

According to Ofcom Broadband Checker EE, 02 and Vodafone may have limited indoor coverage at this address, whilst EE, Three, 02, and Vodafone likely have voice and data coverage outdoors at this address

According to Broadbandspeedchecker.co.uk BT, Virgin Media, Vodafone, Fibrely, and Sky likely offer broadband services here, with the highest speed being stated as 1.1gb.

Erosion is known across Mounts Bay. Planning permission in place for a new build with sea wall

Disclaimer: Unless otherwise stated, the information provided has been supplied by the sellers of the property. Hunters accepts no responsibility for its accuracy. It is the responsibility of the buyers solicitor to verify all details as part of the conveyancing process.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	78
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.

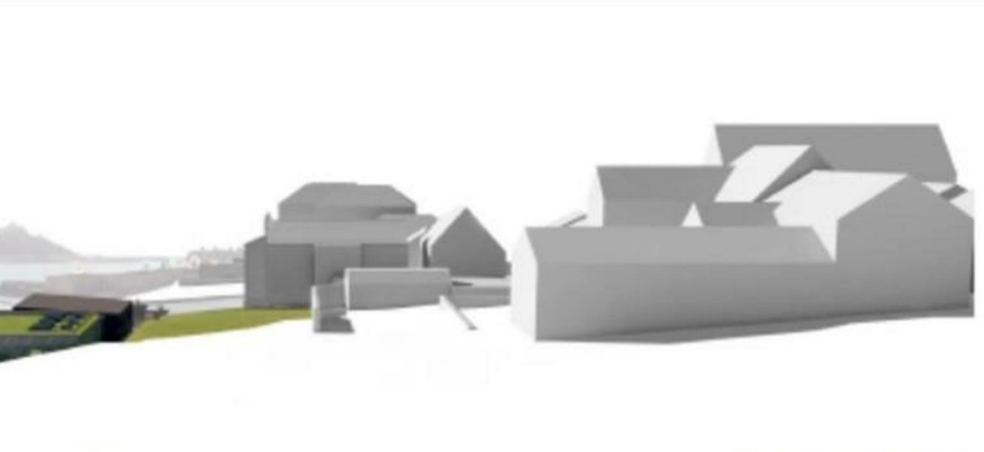
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