



Luxury Coastal Apartment in Marazion, TR17
Guide Price £375,000

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EXCLUSIVE



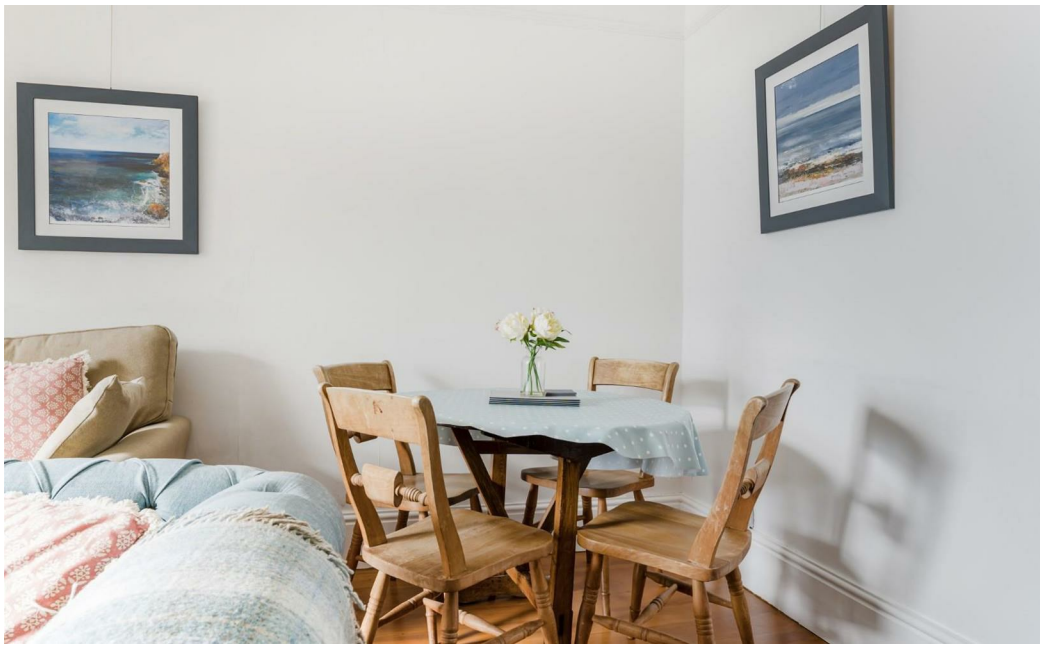
1 Rhymney Villas, North Street, Marazion, Cornwall, TR17 0EA

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Located within mere steps of Marazion's fabulous art galleries, cafés, and beach, this spacious two-bedroom apartment boasts a sea view, that is in our opinion, unlike any other. From the sitting room, and perfectly framed by French doors, is an incredible vista, the sight of St Michael's Mount proudly standing sentinel over Mounts Bay, and its iconic causeway leading to the shore, With a suntrap terrace to the front, just perfect for soaking in the scenery, this is coastal living at its finest. The remainder of the accommodation comprises a convenient entrance hall, two delightful bedrooms (primary with a fabulous ensuite), a beautifully appointed kitchen, just perfect for culinary enthusiasts, and a stunning contemporary bathroom. This could be your dream home, Cornish bolthole, or a holiday let investment – you decide.



"With its breath-taking sea views of St Michael's Mount, this apartment isn't just a home—it's a front-row seat to one of Cornwall's most iconic landscapes. In my opinion, it's one of the finest apartments for sale in West Cornwall." - Jamie Hendy, Hunters West Cornwall



The Property

*** One of only two apartments in this stunning grade two listed building in Marazion, both currently offered for sale exclusively with Hunters West Cornwall, each with an equal share of the freehold ***

As you approach the property from the square, just opposite the beautifully refurbished Maypole Gardens, your gaze may be drawn to the breathtaking views of the sea and St Michael's Mount. But shift your focus for a moment, and you'll discover an elegant period building, distinguished by its striking bay window, exposed granite quoins, and an ornate covered entrance. This is the building in which this exceptional apartment resides—a home that makes a truly splendid first impression.

Step inside to a welcoming entrance hall, where a right turn leads you into the heart of the home—the stunning kitchen and breakfast room. Ideal for both culinary creativity and effortless entertaining, this space boasts generous countertop and cupboard storage, with elegant granite surfaces and stylish cabinetry. Integrated appliances, including a dishwasher, fridge, freezer, and microwave, add to the seamless functionality.

Beyond the kitchen, the true star of the show awaits—the sitting room. Here, you will find high ceilings and exquisite period details, from ornate coving and a picture rail to intricate skirting boards, creating an atmosphere of timeless elegance. A magnificent bay window, complete with French doors, opens onto the terrace garden, framing breathtaking views of the sea, shifting tides, and the vast sky beyond St Michael's Mount. It's the kind of view that captures the imagination and never grows old.

The remaining accommodation is equally impressive, with two beautifully appointed



bedrooms. The second bedroom enjoys a feature window showcasing the ever-changing seascape, while the spacious primary suite offers a tranquil retreat, complete with built-in storage and a spa-like en-suite shower room, finished to the highest standard, with a fabulous and spacious walk-in shower.

And finally, the luxurious family bathroom is a true showpiece—expertly renovated with exceptional attention to detail, where quality craftsmanship speaks for itself.

Jamie's Thoughts

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The Location

Marazion: Coastal Charm and an Envious Lifestyle

Overlooking the breath-taking St Michael's Mount, Marazion is one of Cornwall's most treasured coastal towns. Steeped in history and brimming with charm, it offers a perfect balance of tranquillity, community, and coastal adventure.

One of Cornwall's oldest towns, Marazion is rich in heritage, with winding streets, historic architecture, and the iconic St Michael's Mount just offshore. At low tide, the causeway invites visitors to walk across, while boats offer a scenic journey at high tide.

With its golden beach and calm waters, Marazion is a haven for paddleboarding, kayaking, and sailing. The South West Coast Path provides stunning walking routes, while RSPB Marazion Marsh offers a peaceful retreat for wildlife enthusiasts.



Marazion boasts a thriving arts scene, with independent galleries showcasing local talent. The town hosts lively events throughout the year, and its cafés, pubs, and restaurants serve fresh, locally sourced food—perfect for seaside dining.

Peaceful Yet Well-Connected

- Praa Sands (Approx. 4.5 miles, 10-minute drive) – A stunning, mile-long beach with soft white sand and rolling surf, perfect for sunbathing, swimming, and coastal walks.
- Penzance (Approx. 5.3 miles, 11-minute drive) – A vibrant coastal town with a bustling harbour, independent shops, and a thriving arts scene. Home to the iconic Jubilee Pool, mainline railway station, and the ferry link to the Isles of Scilly.
- St Ives (Approx. 8.9 miles, 21-minute drive) – A world-renowned seaside town, famed for its turquoise waters, golden beaches, and the Tate St Ives gallery. A haven for artists, food lovers, and beachgoers alike.
- Helston (Approx. 9.3 miles, 19-minute drive) – A historic market town, home to the famous Flora Day celebrations and the gateway to the Lizard Peninsula, with charming shops, cafés, and cultural heritage.
- The World Famous Minack Theatre (Approx. 14.8 miles, 30-minute drive) - A breath-taking open-air theatre perched on the cliffs of West Cornwall, offering spectacular sea views and world-class performances in a truly unique setting.
- Porthcurno Museum of Global Communications (Approx. 14.4 miles, 29-minute drive)
- Land's End (Approx. 15 miles, 27-minute drive) - The iconic westernmost point of England, with rugged cliffs, scenic walking trails, and panoramic Atlantic views.
- Newquay Airport (Approx. 39.1 miles, 49-minute drive) - The airport offers a variety of flights connecting Cornwall to both domestic and international destinations.
- The Eden Project (Approx. 46.3 miles, 1-hour drive) - A world-renowned ecological attraction featuring striking biomes filled with tropical and Mediterranean plant life, interactive exhibits, and inspiring sustainability initiatives.

All distances and journey times are approximate, sourced from Google Directions, and intended as a general guide only.



Income Potential

The property currently operates as a successful holiday let. Income figures are available upon request.

Useful Information

Local Authority: Cornwall Council

Rates: Current registered for Business Rates. Previously Council Tax Band - B.

Energy Performance Certificate: Current 43 E, Potential 68 D

Heating: Electric

Construction: Granite plus render. Slate roof.

Broadband: Fibre, 35 mbps

Mobile Coverage: According to Ofcom Mobile checker EE, Three, and Vodafone have limited voice and data availability indoors. Whilst outdoors, EE, Three, 02, and Vodafone likely have voice and data coverage.

Grade 2 listed

According to Cornwall Council Interactive Maps this property is in a conservation area.

The property benefits from a pedestrian right of way.

99 Year lease commenced in 2022, so 96 years remaining. Equal share of freehold.

Mains electricity, water, and drainage.

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 :)



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	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		68
England & Wales		
EU Directive 2002/91/EC		

DISCLAIMER

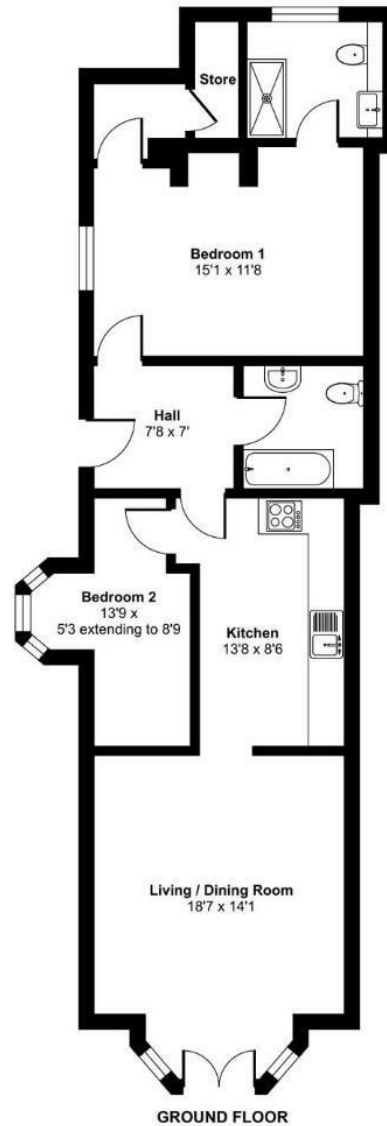
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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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1 Rhymney Villas, North Street, Marazion

Approximate Area = 815 sq ft / 75.7 sq m

For identification only - Not to scale



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01736 800919 | Website: www.hunters.com

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