



Luxury Coastal Apartment in Marazion, TR17

Guide Price £475,000

HUNTERS[®]
EXCLUSIVE



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

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Some homes offer a mere view. This one offers a masterpiece. Gaze out from your reception room's grand bay window, or wake up in the top floor bedroom, to the sight of St Michael's Mount and its iconic causeway – an ever-changing canvas of sea, sky, and history. Just moments from Marazion's charming cafés, galleries, and sandy shores, this beautifully appointed period home is perfectly positioned to capture the very essence of Cornish coastal living. Inside, thoughtfully designed spaces unfold—a welcoming entrance hall with bespoke storage, three delightful bedrooms, and a flowing open-plan reception room where kitchen, dining, and living areas blend effortlessly. A snug, family bathroom, and additional WC add to the home's practical charm. Whether you seek a wonderful home, a tranquil retreat, or a holiday let opportunity, this could be the property for you.

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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 ***

Some homes capture the heart at first glance — and this is certainly one of them. From the moment you step into the stylishly updated entrance hall, a sense of warmth and character welcomes you in. Upstairs, period charm abounds, with soaring ceilings, ornate skirting boards, and elegant picture rails setting the scene. Two generously sized bedrooms and a luxuriously appointed family bathroom provide comfort and sophistication, but the true showstopper is the open-plan reception room. Designed for both relaxed living and grand entertaining, this space seamlessly combines a high-spec kitchen, dining area, and formal sitting room, all bathed in natural light from a magnificent bay window. And beyond that window? A view like no other—St Michael's Mount rising proudly from the sea, an ever-changing backdrop to your everyday moments. Venture to the top floor to find a further bedroom with breathtaking panoramas, a cosy snug, an additional WC, and a separate shower. A home of style, character, and unforgettable scenery—this is Cornish living at its finest.

Jamie's Thoughts

"Some homes have character, others have views—this one has both in abundance, offering timeless elegance against the backdrop an ever-changing seascape that never fails to inspire." - Jamie Hendy, Director of Hunters West Cornwall



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.

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

Local Authority: Cornwall Council

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

Energy Performance Certificate: Current 49 E, Potential 72 C

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,

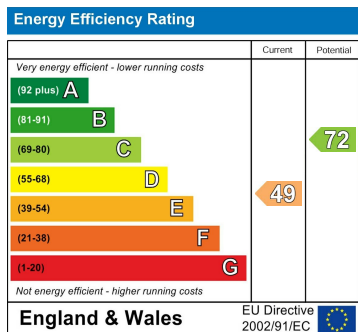
and Vodafone likely have voice and data coverage.

Grade 2 listed

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

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

Mains electricity, water, and drainage.



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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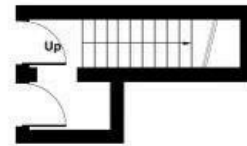
2 Rhymney Villas, North Street, Marazion

Approximate Area = 1115 sq ft / 103.5 sq m

Limited Use Area(s) = 231 sq ft / 21.4 sq m

Total = 1346 sq ft / 124.9 sq m

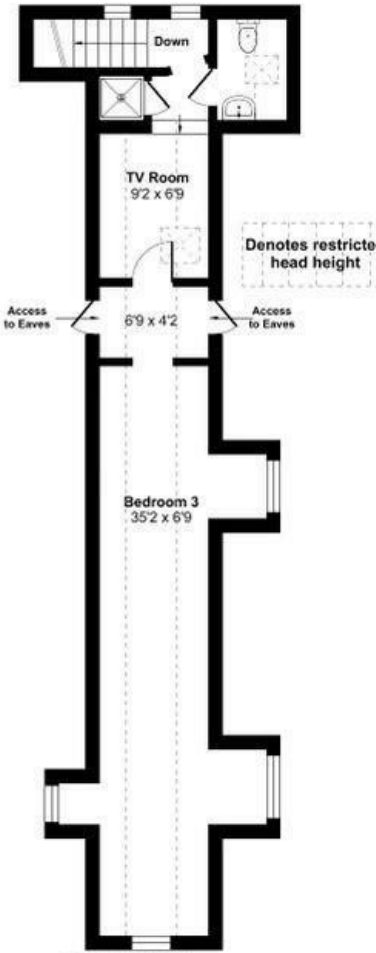
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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