



**1 Sea View Cottages, Oates Road, Marazion, TR17 0AN**  
**Guide Price £395,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



# Welcome to 1 Sea View Cottages!

**Guide Price £395,000**

Set in an extraordinary frontline position, this beautifully presented two-bedroom semi-detached home captures uninterrupted views over the ever-changing tides of Mounts Bay. One of only a handful of properties that can boast direct access to the beach, it offers a front-row seat to the sea — the kind of setting that turns everyday moments into something special. Step inside and you'll find light-filled, thoughtfully laid-out interiors that offer comfort and style in equal measure. Whether you're searching for a full-time residence, a coastal bolthole, or a savvy holiday let, this is a golden opportunity to own a home in one of West Cornwall's most coveted coastal spots — and with no onward chain, it's ready when you are.





### The Property

Step into the handy entrance porch — the perfect spot to kick off sandy shoes and hang coats after a refreshing coastal stroll — before entering a truly fabulous open-plan reception space. Blending character and comfort, this heart-of-the-home area brings together living, dining, and kitchen zones with effortless style.

Think classic cottage charm: exposed beams, sash windows, warm wood flooring, and a beautifully appointed kitchen. There's even a window seat where you can curl up with a book or simply sit back and soak up the sea views over the garden.

Upstairs, you'll find a smart, modern bathroom with a crisp white suite, along with two bedrooms. The primary bedroom is a real showstopper, offering uninterrupted, picture-perfect views across Mounts Bay — a view you'll never tire of waking up to.

### The Outside

Outside, the garden is a rare and precious find — uninterrupted in outlook across Mounts Bay, and offering direct access to the beach below. Whether you're soaking up the sun, dining under the stars, or stepping straight onto the sand for an early morning swim, the lifestyle on offer here is nothing short of exceptional.

The property benefits from a designated off street parking space to the front, and a small one to the rear.



### Useful Information

1 Sea View Cottages benefits from a pedestrian right of way across the rear of the garden of 2 Sea View Cottages, for beach access.

1 & 2 Sea View Cottages are currently utilised as one property, the dividing wall between the properties will be reinstated upon exchange of contracts. Number two is available to purchase for £425,000. The pair are available to purchase at £795,000

Construction: Granite cottage under a pitched slate roof

Local Authority: Cornwall Council

Council Tax Bands: B

Energy Performance Certificate 1: 41E (potential 90B)

Parking: Designated parking space to the front and a small one to the 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

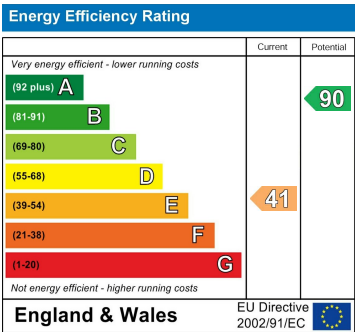
Broadband: According to [broadbandspeedchecker.co.uk](http://broadbandspeedchecker.co.uk) Sky, Vodafone, Onestream, Rebel, BT, Origin may offer services here with a estimated top speed of 74mb.





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

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.



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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