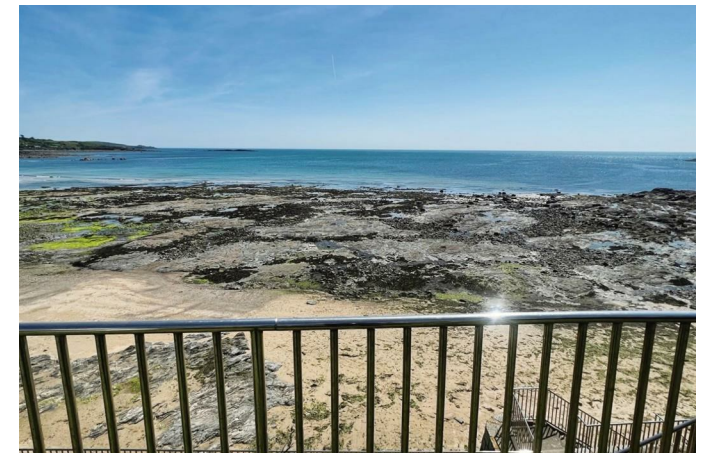




HUNTERS®
HERE TO GET *you* THERE

Oates Road, Marazion, Cornwall
Guide Price - £425,000
Call us today on 01736 800919



"A true Cornish treasure — where every window frames a postcard view and the beach is quite literally your neighbour." - Jamie Hendy, Hunters West Cornwall

A Frontline Gem with Unrivalled Coastal Views: Perched in an enviable, truly one-of-a-kind setting, this stunning semi-detached two-bedroom home enjoys a postcard-perfect panorama across the sparkling expanse of Mounts Bay. It's not just sea views on offer here — this home delivers rare and coveted direct access to the beach itself, placing the coastal lifestyle at your fingertips. Inside, the property offers bright and well-proportioned living spaces, presented to a very high standard. Opportunities like this come up once in a blue moon — a chance to secure a coastal home with such an extraordinary position, beach access, and no onward chain. Whether as a main residence, holiday retreat, or investment, this is a chance to own a true Cornish treasure.

The Property

Step through the entrance porch — the perfect place to shed sandy shoes and windswept coats after a leisurely stroll along the beach — and into the heart of this enchanting coastal cottage. The main reception room is a picture of Cornish character, featuring exposed beams, a traditional box sash window framing sea glimpses, and a welcoming wood-burning stove. It's the kind of space that invites you to slow down, curl up with a favourite book, and savour a mug of Cornish tea as the tide rolls in.

To the side, a well-appointed kitchen provides a generous range of cabinetry and worktop space, with direct access to the garden — ideal for those impromptu alfresco suppers with the sea as your backdrop.

Upstairs, two beautifully presented bedrooms await, both enjoying truly breathtaking views across the ever-changing waters of Mounts Bay and towards the iconic St Michael's Mount. A stylish family bathroom completes the first-floor accommodation.

Outside, the garden is a rare and precious find — generous in size, uninterrupted in outlook, 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.

Parking

The property comes with a designated parking space.

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.

Agents Notes

1 Sea View Cottages benefits from a pedestrian right of way across the rear of the garden, 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. No. 1 is available for £395,000. The pair can be purchase together for £795,000.

Construction: Granite cottage under a pitched slate

roof

Local Authority: Cornwall Council

Council Tax Bands: B

Energy Performance Certificate 1: 45E (85B)

Parking: Designated parking space

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



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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