

The Avalon, Gwallon Marazion, TR17 0HJ







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This exceptional detached home, where modern design meets natural beauty. Situated on a generous plot, this property offers a lifestyle of comfort, convenience, and elegance.

The sleek lines and minimalist architecture create a striking first impression. The expansive plot, which our client advises is around half an acre in size, provide a serene retreat. Imagine relaxing under the shade of mature trees or hosting gatherings on the lawn. Enter through the electric gates into your own oasis. A spacious greenhouse awaits your green fingers - perfect for cultivating plants, flowers and vegetables. The versatile outbuilding can serve as a workshop or additional storage space. The heart of the home features an open-plan layout, seamlessly connecting the living, dining, and kitchen areas with the kitchen having modern units and Neff Appliances making cooking a pleasure. The Scania wood burner helps you stay cozy during colder months and adds warmth and ambiance to this fantastic space. Step outside onto the decked area, ideal for al fresco dining, morning coffee, or evening relaxation. This contemporary masterpiece awaits its fortunate new owner. Arrange a viewing today and experience the lifestyle you've been dreaming of!



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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Guide Price - £895,000

Location

Gwallon is a charming hamlet nestled within the parish of Marazion. The village of Marazion is nearby and is flourishing with local independent stores, coffee shops, public houses and is just seconds from the beach and tidal island of St Michaels Mount. At low water a causeway links from the beach to the Mount and at high water passenger boats carry visitors between Marazion and St Michael's Mount. Marazion is a popular tourist area with an active community of artists who produce and sell paintings and pottery in the town's art galleries. The coastal market town of Penzance which provides excellent transport links to London Paddington and has a wide variety of shops and restaurants is also approximately two miles away.

Accommodation

Entrance Hallway with video entry system.

Integral garage with electric up and over door and rear pedestrian door - 5.54m x 5.97m

Utility room with storage cupboard and separate cloakroom - 2.65m x 3.20m

Bathroom

Master Bedroom with En-Suite, Dressing Area & Tri Fold Doors opening to the decked area - 6.32m x 3.91m

Bedroom with En-Suite - 3.69m x 4.49m

Bedroom with En-Suite - 3.44m x 3.85m

Bedroom - 2.95m x 2.87m

Open Plan Lounge/Kitchen & Dining Room with Scania Wood Burning Stove and Neff Appliances - 8.02m x 8.60m (Maximum overall measurements)

Parking

Once the drive has been completed, The Avalon will have its own private drive which is accessed via electric gates. There will be ample parking here and also directly outside the garage.

Garage

Excellent size garage with electric door. Our client advises that the garage is well insulated and has power and light connected.

Outside

The expansive lawned gardens envelop the property with a delightful mix of mature and recently planted hedging. Nestled within this natural canvas stands a generous greenhouse, perfect for nurturing your own homegrown vegetables. And not to be overlooked, there's an extremely useful wooden outbuilding which is perfect for storing your garden tools and ride on mower ! The spacious and inviting decked seating area seamlessly connects the front rooms of the property, really bringing the outside in. Dress with planters, outdoor dining furniture and twinkling lights to create the most amazing entertaining zone.





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			
		84	91
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Agents Note

A public bridleway is within the boundary of the property however, there is a gate and mature hedging that separates this from the gardens of the property. The owners of The Avalon are responsible for maintaining the part of the boundary

Services

Mains water, electricity. Private drainage via septic tank. Air Source Heating.

Council Tax Band - TBC**Floorplans**

Any CGI's, plans and photographs are for identification purposes only and can be subject to change. Prospective purchasers are advised to have a physical viewing to satisfy themselves prior to purchasing the property.

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

