



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR90400471

£925,000

Gwarry House,
Plain-an-Gwarry, Marazion, Cornwall, TR17 0DR

FREEHOLD



AVAILABLE FOR IMMEDIATE OCCUPATION

An outstanding 5 bedroom house offering almost 2,500sqft of versatile accommodation, with gated driveway parking, an integral garage, STABLES in approximately 2.75 ACRES. Just minutes from the vibrant community of Marazion, its beach and iconic St Michael's Mount, ideally positioned to enjoy some of Cornwall's most spectacular south coast beaches. Perranuthnoe, Praa Sands and Prussia Cove are all close by, whilst Penzance provides a further range of everyday amenities and excellent transport links.





SUMMARY OF ACCOMMODATION – In all, approximately 2,377sq.ft.

Ground Floor Entrance hall, living room, open-plan kitchen/dining room, sitting room, utility room, wc.

First Floor Galleried landing, principal bedroom with en-suite bathroom, bedroom 2 with en-suite shower room, bedroom 3, bedroom 4 and family bathroom.

Outside Integral double garage, ample parking, **STABLES** and shed. Generous gardens and **PADDOCK**.

In all, approximately 2.75 acres.

DESCRIPTION

Gwarry House has been in the same ownership for almost two decades and, during this time, has been significantly extended and enhanced to create the impressive and versatile house seen today. The accommodation extends to five double bedrooms, with four situated within the body of the main house, including two with en-suite facilities, and a fifth en-suite bedroom positioned above the double integral garage - This bedroom can be accessed internally from the house or independently via its own external entrance, offering excellent flexibility for guests or dependent relatives. The versatility of the accommodation may also offer further potential, subject to all necessary consents.

Stables and a paddock complement the house, in all extending to approximately 2.75 acres. Combining generous accommodation and land with a particularly convenient location close to Marazion, its beaches, shops, pubs, restaurants and strong sense of community, Gwarry House represents a rare opportunity to acquire a house offering such a breadth of attributes in this sought-after part of Cornwall.

Entered via a practical entrance porch, opening into a spacious reception hall which immediately sets the tone for the generous proportions found throughout.

The house has been thoughtfully extended on two occasions by the current owners. In 2012, a substantial extension incorporated the impressive 28ft lounge, a dual-aspect room centred around a feature fireplace with a Clearview woodburning stove and glazed doors opening onto the rear decking. The lounge extension, then also provided internal access to the integral garage and, in turn, the fifth en-suite bedroom above.

A further extension in 2019 transformed the kitchen into an impressive and sociable space measuring approximately 23'6 in length. Arranged around a large central island, the kitchen enjoys a triple-aspect outlook, with glazed double doors opening onto the rear decking and a large roof lantern drawing natural light into the room. Open plan to the dining room, which extends to almost 19ft in length, this creates an excellent space for everyday family life and entertaining. There is also a further dual-aspect sitting room on the ground floor, together with a generous utility room and cloakroom/WC.



On the first floor, the principal bedroom suite spans the depth of the house, enjoying countryside views from both the bedroom and en-suite bathroom.

The en-suite is particularly well appointed, incorporating both a large double shower and fitted bath, positioned to take advantage of views across the garden and surrounding countryside. Bedroom two also benefits from an en-suite shower room, while two further double bedrooms are served by the family bathroom, fitted with both a corner shower cubicle and bath.

Whilst the generous and versatile accommodation is undoubtedly a major attraction, the outside space is equally compelling. The gardens lead into the adjoining paddock, complemented by stables, creating an excellent opportunity for those with equestrian interests or simply seeking the lifestyle benefits of owning land. The prospect of keeping a horse or pony at the end of the garden, and spectacular south Cornish coast within easy reach, is a lifestyle opportunity rarely found so close to the amenities and community of Marazion.

LOCATION

Plain-an-Gwarry occupies an enviable position close to the historic coastal town of Marazion, one of Cornwall's most sought-after locations. Centred around its attractive market square and winding streets, Marazion offers an excellent range of day-to-day

amenities including independent shops, cafés, restaurants and traditional pubs, alongside a strong sense of community.



The town is perhaps best known for its spectacular setting on the shores of Mount's Bay, with the iconic St Michael's Mount forming an ever-present backdrop. Marazion's long sandy beach provides opportunities for swimming, paddleboarding, sailing and coastal walks, while at low tide the famous cobbled causeway provides access on foot to St Michael's Mount.

The surrounding coastline offers an exceptional choice of beaches, with nearby Perranuthnoe providing a particularly attractive sandy beach, while Praa Sands, Prussia Cove and the beaches of Mount's Bay are all within easy reach. Longrock also provides a vast stretch of beach and forms part of the coastal route towards Penzance.

The larger town of Penzance lies approximately five miles away and provides a comprehensive range of shopping, leisure and educational facilities, together with a mainline railway station offering direct services to London Paddington and other destinations. From Penzance there are also regular bus connections, while the A30 provides access eastwards through Cornwall and onwards to the M5 motorway network.

This combination of a vibrant coastal community, exceptional beaches, countryside and convenient transport links makes the area particularly appealing, offering a lifestyle that balances the very best of Cornwall's coast with the practicalities of everyday living.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Entering in through a composite door with decorative frosted glazed panels into the:-

ENTRANCE PORCH With ceiling light, two windows and tiled flooring with glazed door leading into:-

ENTRANCE HALL With ceiling downlighters, stairs rising to the first floor, radiator and laminate flooring.

LIVING ROOM – 28' x 13' Accessed via glazed bifolding doors into the vast dual-aspect room with glazed double doors opening onto the rear decking. With two ceiling lights and two wall lights. A feature fireplace with granite lintel and Clearview woodburning stove set upon a slate hearth, radiator and carpeted flooring.



KITCHEN / DINING ROOM

KITCHEN – 23'6" x 15'4" An exceptional triple-aspect space illuminated by a vast ceiling lantern. With glazed double doors opening onto the rear decking. The kitchen is beautifully fitted with base and wall units in a contemporary sage Shaker-style with wooden worktops over, an island unit in matching sage Shaker-style units with granite worktops over with breakfast bar seating for six. The island unit has an integrated 1½ bowl ceramic sink with drainer and mixer tap. The island also houses the integrated dishwasher and refrigerated wine cooler.



The kitchen has a Rangemaster Classic 110 cooking range with six ring gas hob and two electric ovens with an extractor fan over, a further integrated microwave and space for an American style fridge freezer. Laminated flooring runs through from the kitchen into the:-

DINING ROOM – 18'9" x 8'10"

With a pleasant outlook over the front garden, the kitchen and dining area has two radiators.



SITTING ROOM – 16' x 12' A dual aspect room with views over the front garden, a ceiling light and inset gas fire set on a marble-style hearth, radiator and carpeted flooring.



UTILITY ROOM – 15' x 5'10" With window overlooking the rear garden and uPVC half obscure glazed door to the rear. Ceiling light and a range of fitted cupboards, a larder unit and base units with wooden worktops over with inset sink and drainer with mixer tap. Radiator and tiled flooring.

Space for washing machine and tumble dryer.

WC With ceiling light, sink and toilet with tiled flooring.

Stairs rising to the:-

FIRST FLOOR

GALLERIED LANDING With window overlooking the front garden and the countryside views beyond.

PRINCIPAL BEDROOM – 16'4" x 13'

A generous room with countryside views to the front, loft access, a ceiling light, built-in wardrobe and carpeted flooring with a glazed door leading to:-

EN-SUITE BATHROOM

With ceiling downlighters, window overlooking the rear garden and countryside beyond with a fitted bath beneath on a step. Double shower, sink and toilet unit. Heated towel rail and tiled flooring.





BEDROOM 2 – 12' x 10' With views over the rear garden and the countryside beyond. Ceiling light, radiator and carpeted flooring with door leading to:-



EN-SUITE SHOWER ROOM With ceiling downlighters, obscure glazed window, corner sink, toilet and corner shower. Heated towel rail and laminate flooring.

BEDROOM 3 – 11'11" x 11'11" With window overlooking the front garden and countryside beyond. Ceiling light, radiator and carpeted.

BEDROOM 4 – 10' x 9' With window overlooking the front garden and countryside views. Ceiling light, radiator and carpeted.

FAMILY BATHROOM With window overlooking the rear garden, half tiles with a corner shower enclosure, bath, toilet, sink and heated towel rail.

ABOVE THE GARAGE



Accessed from either the living room or independently via a half-glazed external door stairs lead to:-

FIRST FLOOR BEDROOM WITH EN-SUITE – 22'3" x 18'1" A dual aspect room with far-reaching countryside views to both front and rear. With ceiling downlighters, three radiators and carpeted flooring. Door to:-

EN-SUITE SHOWER ROOM With ceiling downlighter, fully tiled shower enclosure, toilet and sink.

OUTSIDE



The current owners have given meticulous attention to the house and its surroundings, during their ownership.





Gwarry House is set behind a gated entrance, opening onto an extensive brick-paved driveway that provides parking to the front and access to the integral double garage - The garage with electric door, is of a particularly useful size and has comfortably accommodated a 4x4.

To the rear, the gardens provide an attractive and well-established setting, predominantly laid to lawn and interspersed with raised beds, mature shrubs and trees, creating colour and interest throughout the seasons. A broad decked terrace extends across the rear of the house, connecting seamlessly with the principal living accommodation via glazed doors and providing an excellent space for outdoor dining and entertaining.

The terrace incorporates a dedicated covered area for a hot tub, (hot tub available by separate negotiation) while a decorative water feature provides an attractive focal point and a separate garden shed offers useful storage. An external hot water shower, positioned close to the utility room entrance, is particularly useful after a day at the beach or for washing down dogs.

The garden also currently features an impressive pavilion supplied by Crown Pavilions Hampton Court – please note the pavilion is not included in the sale but is available by separate negotiation.

Importantly, the outside space extends well beyond the more formal garden. A timber five-bar gate opens directly from the garden into the **STABLE YARD** and adjoining **PADDOCK**, creating a wonderful connection between the house and land. The stable block comprises two stables and a large hay store, while the predominantly level paddock enjoys attractive views across the surrounding countryside.



The stable yard and paddock also benefit from a separate access, allowing convenient entry for horseboxes, tractors and other vehicles. The combination of gardens, stabling and paddock creates a rare opportunity to enjoy an equestrian lifestyle or simply the benefits of having land immediately beyond the garden, whilst remaining remarkably close to the beaches, amenities and community of Marazion.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR17 0DR.

SERVICES Mains water, mains electricity, gas central heating (gas in underground tank), septic tank.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broad available. 1000 Mbps highest available download speed. 1000 Mbps highest available upload speed (Source: Ofcom).

COUNCIL TAX BAND E (see www.mycounciltax.org.uk).

DIRECTIONS From the centre of Marazion continue along Higher Fore Street taking the left hand turn onto Shop Hill, turn immediately right onto Trevenner Square continue along Trevenner Square out into the countryside continue along that road for approximately half a mile and Gwarry House will be found on your left hand side identified by a granite roller with Gwarry House imprinted onto.

WHAT3WORDS ///pampering.ringers.dialects

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, including the broadband speed and mobile phone coverage, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not to scale – for identification purposes only.

Gwarry House, Plain-an-Gwarry, Marazion, TR17



Approximate Area = 2377 sq ft / 220.8 sq m

Limited Use Area(s) = 66 sq ft / 6.1 sq m

Garage = 706 sq ft / 65.5 sq m

Outbuilding = 665 sq ft / 61.7 sq m

Total = 3814 sq ft / 354.1 sq m

For identification only - Not to scale



