



Beacon House, Back Lane,
Marazion, TR17 0HE







BEACON HOUSE, BACK LANE, MARAZION, TR17 0HE

£650,000 FREEHOLD

*** TWO/THREE BEDROOMS * SEA VIEWS * LARGE GARDENS * GARAGE ***

*** POPULAR LOCATION * LOUNGE/DINING ROOM * DOUBLE GLAZED * ELECTRIC HEATING ***

*** EPC = E * COUNCIL TAX BAND = D * APPROXIMATELY 101 SQUARE METRES ***

Located within the popular coastal town of Marazion and enjoying stunning views across Mount's Bay is this detached two/three bedroom house. The accommodation comprises of lounge/dining room, bedroom, shower room and kitchen on the ground floor. On the first floor there is a secondary lounge, which could easily be converted back into a third bedroom, second bedroom and bathroom. All rooms enjoy the aforementioned views. There is a balcony adjoining the property and on the opposite side of back lane, there is a detached garage and large garden with raised sun terrace and summer house. The property is approached over a public lane, but gives a high degree of privacy in both the gardens and the house, and a viewing is highly recommended.

Half glazed door into:

HALLWAY: Coat hanging, stripped wood floor, half glazed door into:

LOUNGE/DINING ROOM: 20' 3" x 18' 11" (6.17m x 5.77m)

LOUNGE AREA: Double glazed bay window to side with window seat under enjoying views towards St Michael's Mount and beyond, multi fuel burner, inset spotlights, archway into:

DINING ROOM: Double glazed window to front with views towards Cudden Point and the Lizard, night storage heater, fitted wooden cupboards to one wall, door to:

BEDROOM ONE: 12' 3" x 10' 6" (3.73m x 3.20m) Double glazed window to front with the aforementioned views, night storage heater.

SHOWER ROOM: Internal double glazed window, extractor fan, fully tiled shower cubicle, heated towel rail, fan heater, vanity wash hand basin, WC.

KITCHEN: 24' 8" x 7' 3" (7.52m x 2.21m) Two double glazed doors to either side and double glazed window to side with views, base and wall units with roll top worksurfaces and tiling over, Victorian style skylight, integral induction hob with extractor over, double oven, washer and dryer, dishwasher, fridge and freezer, two stainless steel sink units.

FIRST FLOOR:

LOUNGE: 13' 0" x 9' 1" (3.96m x 2.77m) Double glazed window to front with views, electric panelled heater, further bay window with views over St Michael's Mount, door to:

OFFICE: 9' 4" x 7' 0" (2.84m x 2.13m) Double glazed window to rear, night storage heater, door to:

BATHROOM: Double glazed window to rear, WC, pedestal wash hand basin, bath with mixer shower over, heated towel rail.

BEDROOM TWO: 12' 3" x 10' 8" (3.73m x 3.25m) Double glazed window to front with views, night storage heater, cupboard housing Megaflow hot water tank.

OUTSIDE: The property is approached over a public lane leading to the:

GARAGE: 18' 10" x 12' 10" (5.74m x 3.91m) Electric roller door, power and light, storage into eave space.

Steps lead to garden which is laid to lawn and patio with central pathway leading to wooden shed and summer house with patio to the front, enjoying views across the bay towards St Michael's Mount and the Lizard. Further garden area with wooden shed to one side of the garage. Immediately to the rear of the house there is a courtyard and balcony to two sides with views. The vendors are presently renting further garden area from the estate which is approximately £300 pa.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: ///party.dads.earphones

AGENTS NOTES: There is potential to purchase further parking area near the property by separate negotiation. We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good The property is built of block under a tiled roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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