



2 Bay Cottages



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Higher Fore Street, Marazion, TR17 0BA

Beach 0.3 Miles, Penzance 3 Miles

Grade II Listed Cottage with far reaching sea views in the sought-after coastal town of Marazion.

- Grade II Listed
- 3 Bedrooms
- Coastal Location
- Garden
- Freehold
- NO ONWARD CHAIN
- Sea Views
- Character Cottage
- EPC D
- Council Tax Band B

Guide Price £350,000

## SITUATION

Marazion is best known for the magnificent and world-famous St Michael's Mount. Its historic castle and beautiful gardens are open to visitors daily, accessible on foot via the causeway at low tide or by boat when the tide is high.

The town itself offers a wide range of amenities, including shops, traditional pubs, restaurants with an award-winning fine dining option, along with cosy cafés, a health centre, primary school, art galleries, a bakery, chemist, and ATM. It is also home to a stunning sandy beach that stretches along Mounts Bay, providing safe bathing and sweeping views towards the Lizard Peninsula and Land's End.

This highly sought-after area is especially popular for water sports such as windsurfing, kitesurfing, and sailing. Nearby, the local Royal Society for the Protection of Birds reserve is a haven for birdwatchers.



## THE PROPERTY

Nestled in a sought-after coastal setting, this charming Grade II listed three-bedroom cottage perfectly blends character features with modern comforts, all while enjoying breathtaking views across Mounts Bay. Beautifully presented throughout, the home offers a warm and inviting atmosphere, enhanced by a wealth of original features and a cosy wood-burning stove set within an impressive granite fireplace.

The ground floor comprises a welcoming lounge full of character, a recently upgraded kitchen with generous storage and worktop space, and a bright dining area overlooking the garden. A stylish, modern family bathroom with underfloor heating completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms, including a delightful principal bedroom that enjoys stunning sea views stretching towards St Michael's Mount.

Ideally located within walking distance of local beaches, amenities, and a selection of pubs and restaurants, the property is also conveniently positioned on a bus route, making it an excellent choice for both full-time living and coastal retreats.

## OUTSIDE

Externally, the cottage benefits from a private and enclosed garden, thoughtfully arranged with a lawn and separate patio area. With panoramic views across the bay and towards St Michael's Mount, this outdoor space provides the perfect setting for relaxing or entertaining, particularly during the summer months.

## SERVICES

Mains Water, Drainage and Electricity.  
Ultrafast Broadband Available. Ofcom

## VIEWINGS

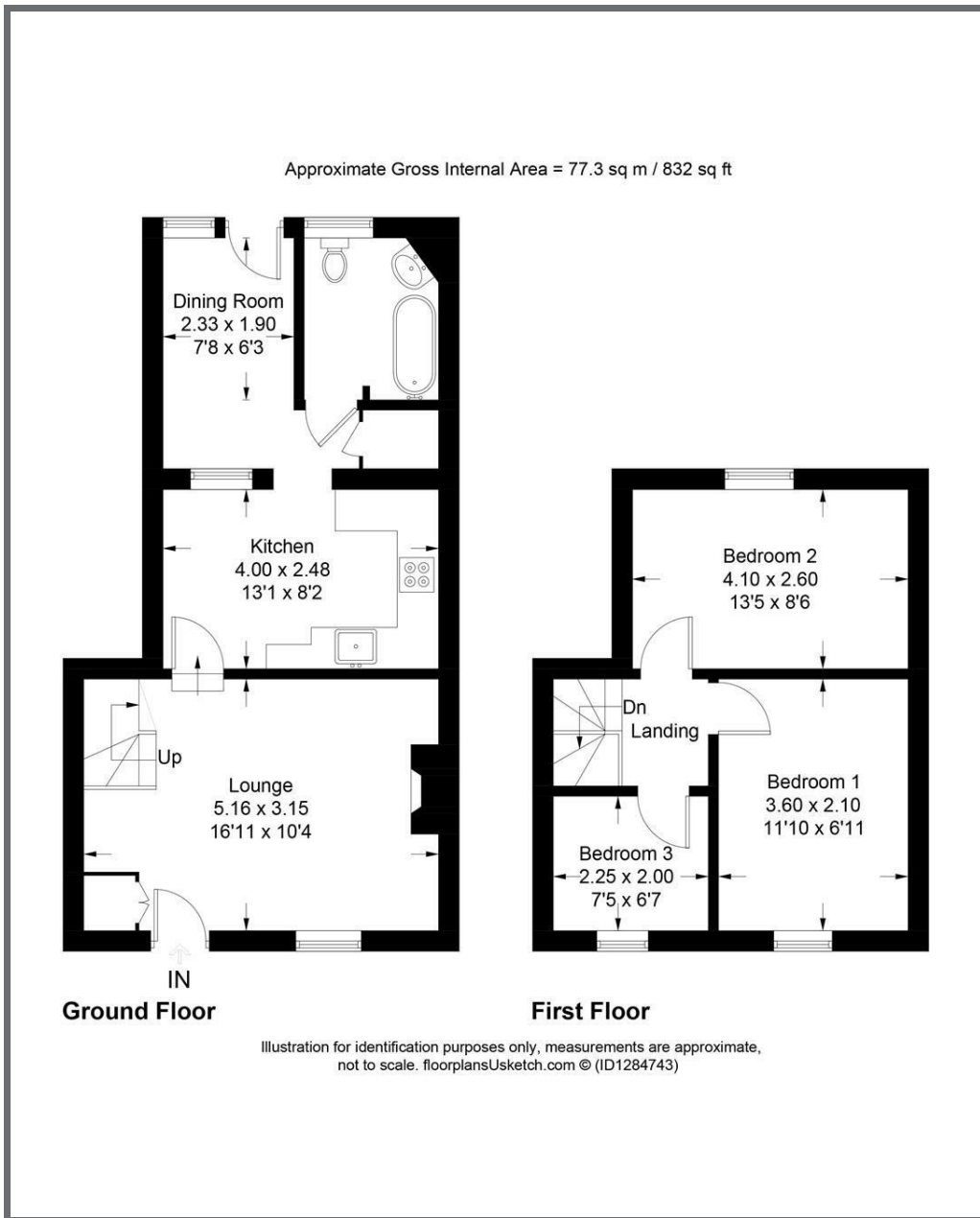
Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

## DIRECTIONS

Travel along the A394 heading into Marazion from the east (with the sea on your left). Continue until you reach the Fire Engine Pub & Restaurant. Shortly afterward, 2 Bay Cottages will appear on your left-hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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		55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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