



High View



High View

Rosehill, Marazion, TR17 0HB

Beach - 0.5 Miles Penzance - 4 Miles St Ives - 8 Miles

A rare opportunity to create an exceptional coastal home in an elevated Marazion setting, with generous gardens and wonderful views across Mount's Bay towards St Michael's Mount

- NO ONWARD CHAIN
- Generous Plot
- Gardens
- Garage/Workshop
- Freehold
- Sea Views
- Parking
- 3 Bedrooms
- Rare Opportunity
- Council Tax Band D

Offers In Excess Of £699,950

SITUATION

Situated in a highly desirable elevated position along the sought-after Rosehill, enjoying stunning far-reaching views across the surrounding coastline and countryside.

Marazion is best known for the magnificent and world-famous St Michael's Mount, with its historic castle and beautiful gardens attracting visitors from around the world. The island can be reached on foot via the ancient causeway at low tide or by boat when the tide is high, adding to its unique charm and appeal.

The town itself offers an excellent range of amenities, including independent shops, traditional pubs, restaurants — including an award-winning fine dining venue — cosy cafés, a health centre, primary school, art galleries, bakery, chemist, and ATM facilities. Marazion is also home to a stunning stretch of sandy beach along Mounts Bay, offering safe bathing waters and spectacular coastal views towards the Lizard Peninsula and Land's End.

This highly desirable coastal location is particularly popular with water sports enthusiasts, with excellent conditions for windsurfing, kitesurfing, and sailing. Nearby, the local Royal Society for the Protection of Birds reserve also provides a wonderful setting for birdwatching and enjoying the surrounding natural beauty.



This superbly positioned detached property enjoys an enviable setting, with generous gardens to both the front and rear and stunning far-reaching views across the bay and surrounding countryside. Offering spacious and versatile accommodation arranged over two floors, the property occupies a particularly appealing position and provides an excellent opportunity to enjoy all that this highly desirable location has to offer.

To the rear of the property is the kitchen, together with a useful ground floor bedroom, utility room, family bathroom and separate WC, providing a practical and flexible layout suited to a variety of requirements.

Outside, the generous gardens to both the front and rear further enhance the appeal of the property, providing plenty of space to relax, entertain and enjoy the surrounding views and peaceful setting.

OUTSIDE

SERVICES

VIEWINGS

DIRECTIONS

A scenic view of a house with a tiled roof and dormer windows, situated on a grassy hill overlooking a coastal town and the ocean under a cloudy sky. The house is a single-story building with a dark grey tiled roof featuring three dormer windows. It is surrounded by lush greenery, including various shrubs and a large tree on the right. In the foreground, there is a well-maintained lawn and some garden beds. The background shows a coastal town with buildings and a beach, leading to a wide expanse of the ocean under a bright, cloudy sky.



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.

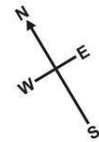


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

61 Lemon Street, Truro,
Cornwall, TR1 2PE

westcornwall@stags.co.uk

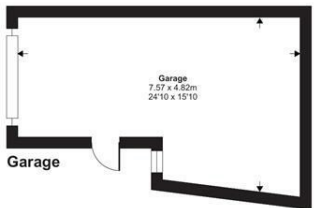
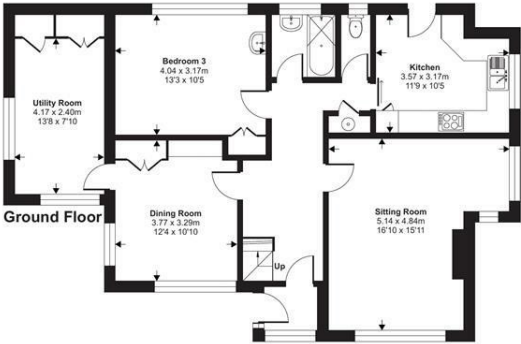
01736 223222



Approximate Area = 1362 sq ft / 126.5 sq m (excludes void)
Limited Use Area(s) = 93 sq ft / 8.6 sq m
Garage = 316 sq ft / 29.3 sq m
Total = 1771 sq ft / 164.4 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Stags. REF: 1464242