

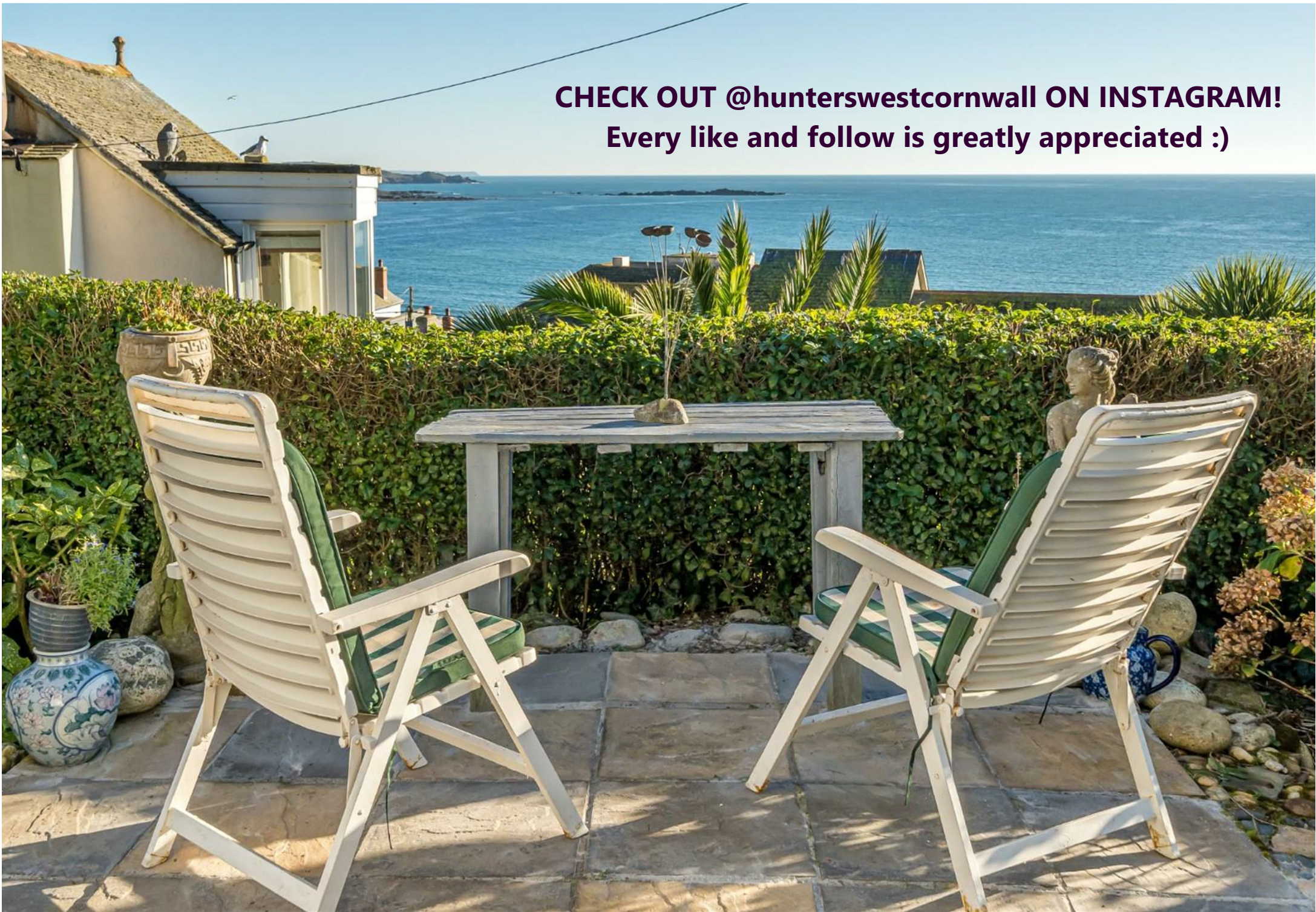


**Highly Sought After Coastal Location in Cornwall
Back Lane, Marazion, TR17**

Guide Price £650,000

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Back Lane, Marazion, TR17 0HE

Guide Price £650,000



Step into a home where every glance out of the window feels like a postcard moment. With sweeping ocean views and the majestic St Michael's Mount as your neighbour, this light and spacious two-bedroom detached home, complete with gardens and a garage, is marketed by Hunters Estate Agents. Please note the layout could be conducive to turning back into a three bedroom home, subject to any necessary consents or permissions





The Property

Nestled in a prime elevated position on the highly sought-after Back Lane, just a short stroll from the vibrant town centre, you'll find this delightful property—quietly tucked away yet close to all the action. A rare find in Marazion, this home boasts a generous garage, with the added bonus of the opportunity to acquire two additional parking spaces by separate negotiation. Now that we've parked up in the spacious garage, let's close the electric garage door behind us, and head on over to explore this charming home.

Step through the front door, slip off your shoes in the welcoming entrance vestibule, and make your way into the stunning dual-aspect open plan sitting/dining room. I challenge anyone viewing this property not to immediately gravitate towards the window seat, where the breath-taking ocean views across Mounts Bay and of St Michael's Mount beckon. That's exactly what we did when we first visited this property! The window seat is an ideal spot to relax with a glass of wine on a summer's evening, or to curl up with a good book during the cosy winter and autumn months. A charming wood-burning stove adds to the inviting ambiance of this beautiful space.

The property also features a lovely and light ground-floor bedroom—a generous double—along with a separate ground-floor shower room. These rooms are perfect for guests or family members who find stairs challenging. The kitchen is a good size, and includes a fabulous 'glass cupola' that adds a touch of elegance. With plenty of storage and counter space, it's ideal for those who love



to cook and entertain. With a kitchen this beautiful, you might just be inspired to cook home-cooked meals more often! A door leads out to a fantastic terrace, perfect for alfresco dining. Imagine enjoying meals with friends while soaking in the beautiful views—this is the ultimate spot for hosting unforgettable dinner parties.

Upstairs, you'll find a fantastic snug, complete with a charming feature window seat that offers the best views of Mounts Bay and St Michael's Mount in the entire house. Studies suggest that a sea view can boost mental well-being, and gazing out of this window, it's easy to see why. The snug is mostly open to the main living room which could easily be closed off to create a third bedroom if desired, subject to any necessary permissions or regulations of course. Also on this floor is the second bedroom, another spacious double with captivating sea views, along with a well-appointed family bathroom.

HAVE A LOCAL PROPERTY TO SELL OR LET?

If you are looking to sell or let a property in the local area, please get in touch! We'll be more than happy to pop out and see you, for a free, no-obligation valuation and chat :)

The Outside Space

Outside, the meticulously landscaped private gardens create a peaceful retreat for relaxation and entertaining, featuring a charming patio, summerhouse, and ample space to unwind while taking in the sea views—perfect for summer BBQs or enjoying a chilled glass of wine in the evening.



The property benefits from a spacious garage. There is also the opportunity to acquire two additional parking spaces - available by separate negotiation.

The Location

This location close to the heart of Marazion offers convenient access to art galleries, local eateries, inviting public houses, a convenience store, and a pharmacy, catering to many needs. A brief stroll brings you to the picturesque beach, renowned for its breathtaking views of St Michael's Mount. Marazion is a haven for water sports enthusiasts, art and craft aficionados, and, of course, tourists from around the globe who journey to experience the iconic St Michael's Mount.

BOOK YOUR APPOINTMENT TO VIEW

If you have any questions or would like to arrange a viewing, please don't hesitate to get in touch. We're friendly, approachable, and definitely not your typical 'estate agents'! Be sure to check out Hunters West Cornwall on social media for more content.

Useful Information

Local Authority: Cornwall Council
Council Tax Band: D

EPC Rating: 48E (Valid until 11 July 2034 Potential 83B)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		43	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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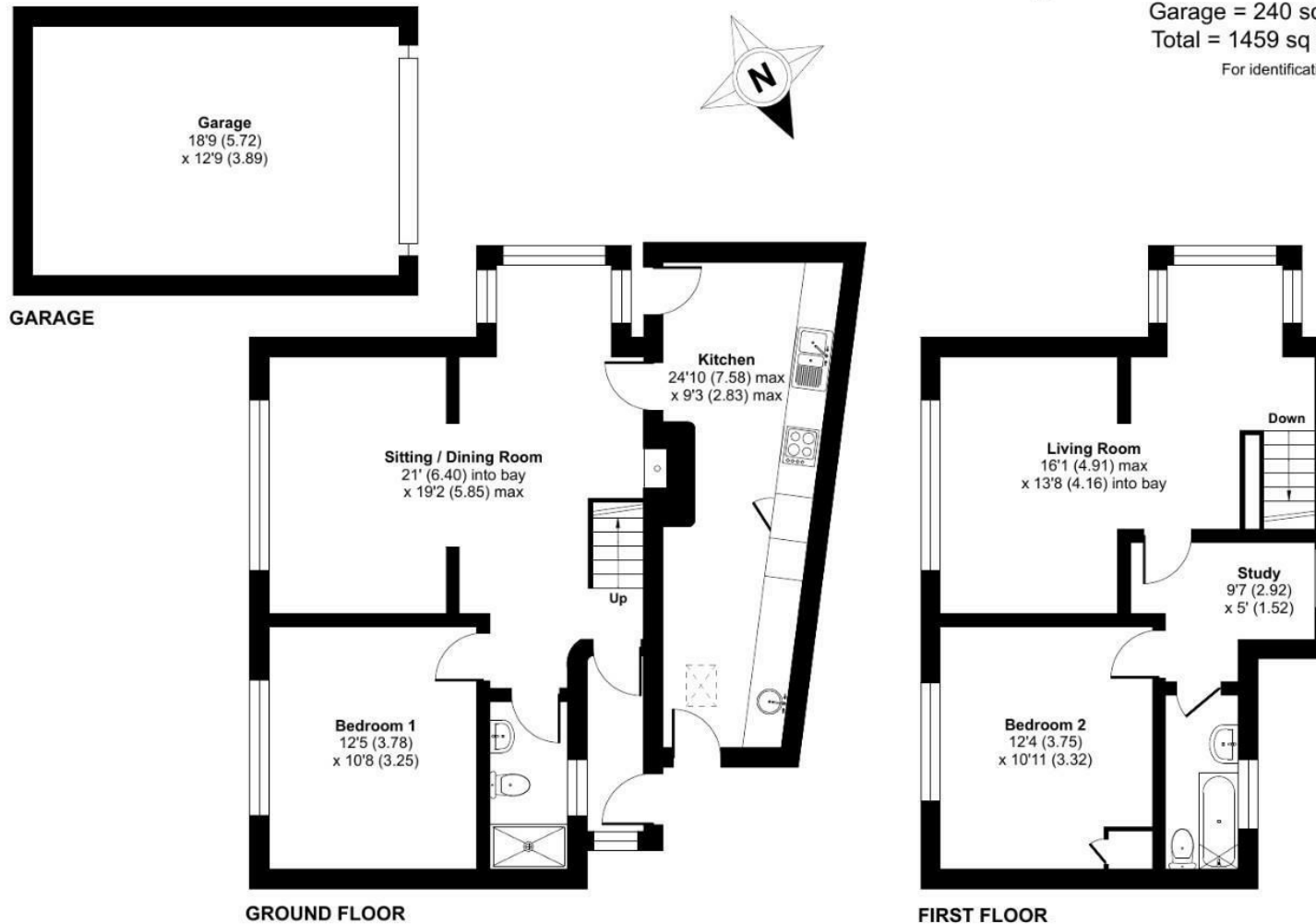
Back Lane, TR17

Approximate Area = 1219 sq ft / 113.2 sq m

Garage = 240 sq ft / 22.3 sq m

Total = 1459 sq ft / 135.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Hunters. REF: 1231303

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01736 800919 | Website: www.hunters.com/office/west-cornwall/

Instagram: @hunterswestcornwall

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