



## Tradewinds Fore Street, Marazion, TR17 0AH Offers in excess of £200,000

Stunning three bedroom Coastal Property with Iconic Views of St Michael's Mount.

The property comprises; kitchen, lounge, bathroom, and two bedrooms to the first floor. To the top floor is a further master bedroom with storage eaves and ensuite.

Combining breath-taking scenery, cinematic heritage, and an exceptional coastal setting, this property represents a rare opportunity to acquire a home in one of Cornwall's most iconic and sought-after locations. Further information below.

The property has been attractively priced and would invite all buyers in a position to proceed to view.

Please call for more information.



**Description**

Situated in the charming seaside town of Marazion, this exceptional coastal property offers breathtaking sea views and an enviable position just moments from the shoreline. With uninterrupted vistas from all rear-facing windows—including the master bedroom—this home enjoys spectacular outlooks towards the world-famous St Michael’s Mount.

Rising dramatically from the sea, St Michael’s Mount is a historic tidal island crowned by a medieval castle and 12th-century chapel. Managed by the National Trust and the St Aubyn family, the island is accessed via a granite causeway at low tide or by boat at high tide, offering a truly unique and ever-changing coastal backdrop.

In addition to its rich history, the Mount has gained international recognition through its appearances in film and television. Most notably, it featured in House of the Dragon, where it was transformed into High Tide—the ancestral seat of House Velaryon on the island of Driftmark. Its dramatic coastline and medieval architecture made it an ideal filming location, showcasing its striking and atmospheric presence to a global audience.

The Mount also appeared in the popular film Johnny English, further cementing its status as one of the UK’s most visually captivating landmarks. Over the years, it has been used in numerous other productions, thanks to its unique tidal setting and fairy-tale silhouette—adding an extra layer of prestige and fascination to the views enjoyed from the property.

The location offers immediate access to the coast, with the nearest beach just a one-minute walk away, and the wide sandy stretches of Mount’s Bay only a few minutes further through the village—perfect for seaside living at its finest.

Marazion itself provides a delightful selection of local amenities, including independent shops, a newsagent, general store, pharmacy, and gift boutiques. Dining options include the highly regarded The Godolphin, where guests can enjoy food and drink with panoramic views of St Michael’s Mount. Nearby, Philips Bakery offers freshly baked bread and traditional Cornish pasties daily.

**Leasehold Information**

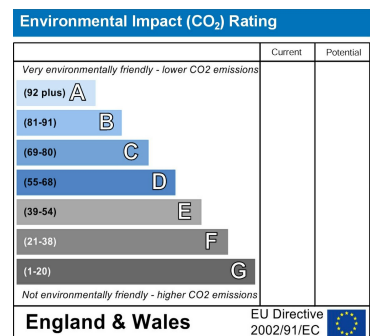
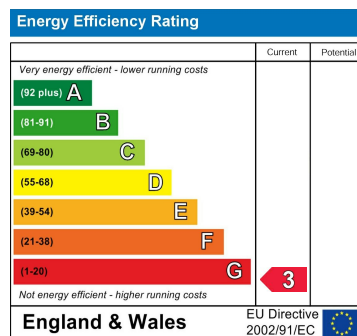
977 years remaining on the lease  
 Ground rent: £50 per annum  
 Maintenance charge with building insurance: £300 per 1/2

annum

This information is provided by the vendor and should be verified during the conveyancing process.

**Disclaimer**

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**



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