STAGS

Little Kantara

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Fore Street, Marazion, TR17 0AW

Beach - 0.3 Miles Penzance - 3 Miles St Ives - 8 Miles

A charming and well appointed one-bedroom cottage, ideally situated in the heart of the highly sought-after coastal town of Marazion

- One Bedroom
- Character Property
- Rear Garden
- Open Plan Accomodation
- Freehold
- Town Centre Location
- Well Appointed
- Well Presented
- Successful Holiday Let
- Council Tax exempt - Business Rated

Guide Price £260,000

SITUATION

Marazion is perhaps best known for the majestic and world famous St Michael's Mount, whose historic castle and beautiful gardens are open daily to visitors. Access is available via the causeway at low tide and by boat when the tide is high.

The town offers an excellent range of amenities, including independent shops, traditional public houses, cafés, restaurants including an award winning fine dining establishment as well as a doctors surgery, primary school, art galleries, bakery and pharmacy. Marazion's magnificent sandy beach stretches along Mounts Bay, providing safe bathing waters and enjoying breathtaking views towards the Lizard Peninsula and Land's End.

This highly sought after coastal location is particularly popular with water sports enthusiasts, offering opportunities for windsurfing, kitesurfing, paddleboarding, and sailing. The nearby RSPB nature reserve is also a haven for birdwatchers and wildlife lovers alike.

THE PROPERTY

Little Kantara is an attractive and characterful one bedroom cottage occupying a convenient position in the centre of the highly desirable coastal town of Marazion. Beautifully maintained by the current owners, the property is presented in excellent decorative order throughout and retains a wealth of period features, creating a home of considerable charm and individuality.

The accommodation is arranged around a welcoming entrance hall and includes an impressive open plan living space with exposed floorboards and a period granite fireplace. The bespoke kitchen is fitted with a range of handcrafted units and integrated appliances, blending character and practicality to excellent effect.

The double bedroom enjoys delightful views across Mount's Bay and benefits from direct access to the rear garden through sliding patio doors. Completing the accommodation is a stylish shower room fitted with a contemporary suite and underfloor heating.

A contemporary shower room, thoughtfully designed and finished with quality fittings, completes the accommodation.

Conveniently positioned within easy walking distance of Marazion's amenities, historic harbour, sandy beach and the iconic St Michael's Mount, Little Kantara offers an excellent opportunity to acquire a characterful coastal home, holiday retreat or investment property in one of Cornwall's most sought after locations. Viewing is highly recommended to fully appreciate all that this unique property has to offer.

OUTSIDE

Externally, the property enjoys a particularly attractive and private rear garden. A raised decked terrace provides an ideal seating area from which to enjoy views towards Mount's Bay, while steps lead down to a sheltered sunken patio, creating a wonderful space for outdoor dining and relaxation.

SERVICES

Mains Water, Electric and Drainage.

VIEWINGS

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

TENURE

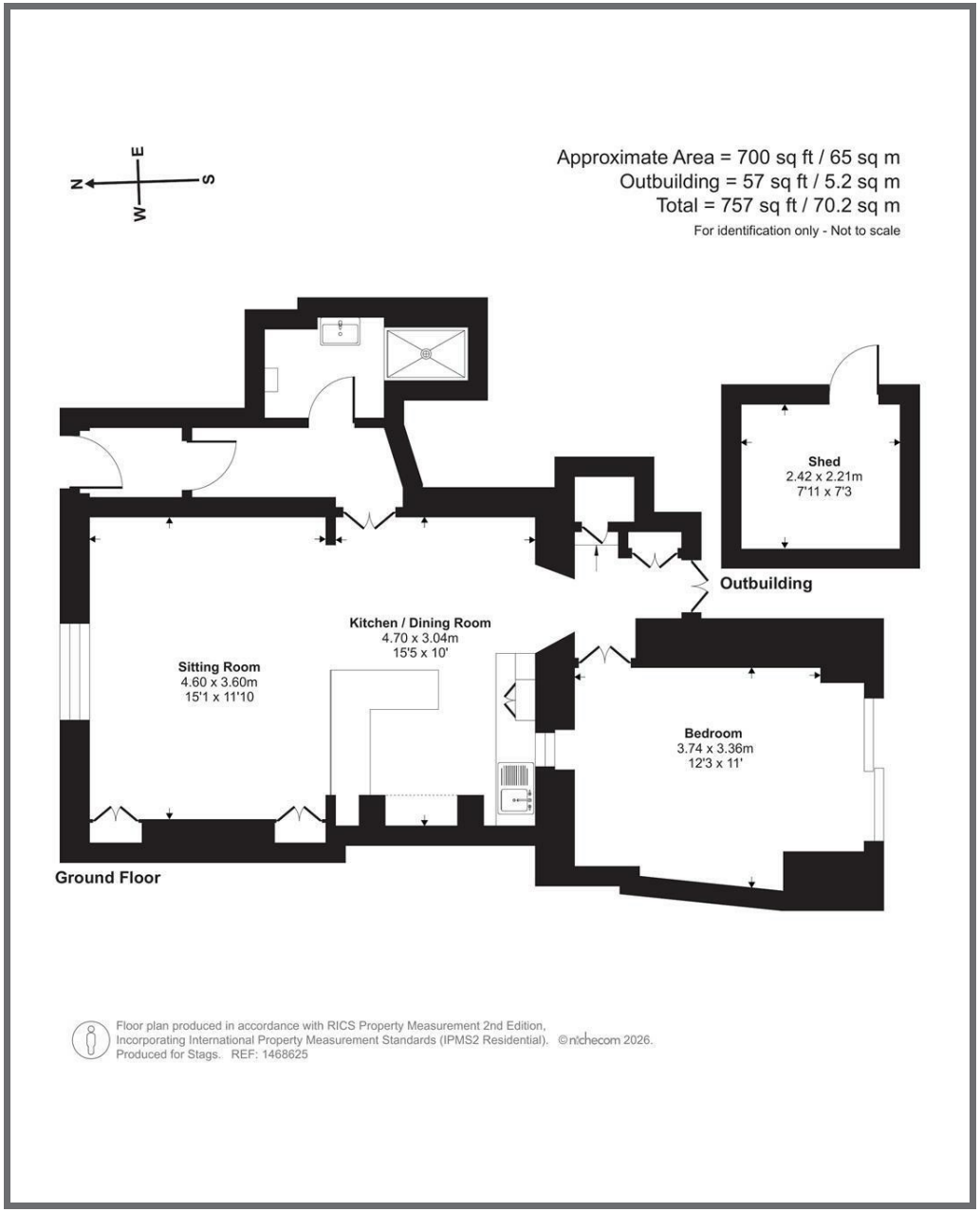
Remainder of 999 year lease setup 25th December 2017 along with a 50% share of the freehold.

DIRECTIONS

From Penzance, proceed east along the A394 into the coastal town of Marazion. Continue through the town centre, passing the local shops and amenities, whereupon Little Kantara will be found on the right-hand side shortly before the turning for Praed's Lane.

What3words: ///prefect.dart.easygoing

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.



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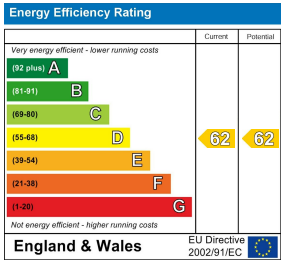

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