



High View



High View

Rosehill, Marazion, TR17 0HB

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

Perfectly positioned to enjoy breathtaking elevated views across Mounts Bay towards Trencrom and beyond, this detached home sits on the outskirts of the ever-popular town of Marazion in the highly sought-after Rosehill

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

Guide Price £750,000

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.



THE PROPERTY

This superbly positioned detached property is set within generous gardens to both the front and rear and offers spacious accommodation arranged over two floors. The ground floor is entered via a welcoming front porch leading into a light and spacious entrance hallway, from which the principal rooms are arranged.

The ground floor accommodation includes a bright and airy sitting room enjoying stunning far-reaching views across the bay and surrounding countryside. A traditional dining room also benefits from the same impressive outlook. To the rear of the property is the kitchen, along with a useful ground floor bedroom, utility room, family bathroom, and separate WC.

The first floor offers two light-filled double bedrooms with ample eaves storage, along with a family bathroom.

Whilst the property would now benefit from a programme of modernisation, it offers immense potential to create a superb family home in one of the area's most sought-after and desirable locations. With its generous accommodation, stunning views, and enviable position, the property presents an exciting opportunity for buyers looking to personalise and enhance a home to their own specification.

OUTSIDE

The property benefits from ample parking for several vehicles, together with a substantial garage and large workshop, offering excellent storage and superb potential for hobbies, a home workshop, or additional workspace. To the rear, the beautifully established garden provides a wonderful degree of privacy and enjoys delightful far-reaching views across the surrounding landscape. Mature planting, well-stocked borders, and sheltered seating areas create an attractive and peaceful outdoor space, ideal for relaxing, entertaining, and making the most of the stunning setting.

SERVICES

Mains Water, Electricity and Drainage.

Mobile: Good outdoor, variable in-home (ofcom)

Internet: Standard, Superfast, Ultrafast broadband available (ofcom)

VIEWINGS

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

DIRECTIONS

what3words.com ///stammer.weddings.brain



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.



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

First Floor

Ground Floor

Garage

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

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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		46	74
England & Wales		EU Directive 2002/91/EC	