



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

1 Rhymney Villas £375,000

2 Rhymney Villas £475,000

Combined £850,000

Ref: LTR87894632/LTR19856551/LTR82990388

1 and 2 Rhymney Villas,
North Street, Marazion, Penzance, Cornwall, TR17 0EA

FREEHOLD AND LEASEHOLD



A wonderfully positioned impressive Grade II Listed building of about 2,150sq.ft., currently divided into TWO MAGNIFICENT HIGH CEILINGED APARTMENTS available independently or together, looking straight out across the beach and causeway to St Michael's Mount and the open sea. Ground floor 2 bedroom apartment with sea facing terrace and large first and second floors 3 bedroom apartment with astonishing views, in the heart of the town just yards from the many shops, galleries, cafés and restaurants and the long sandy beach.





SUMMARY OF ACCOMMODATION

1 Rhymney Villas Porch, reception hall, kitchen, living/dining room opening to a sea facing terrace. Principal bedroom en-suite, bunk bedroom, bathroom.

Outside South facing terrace overlooking the sea, beach and St Michael's Mount.

2 Rhymney Villas Entrance hall and cloaks area.

First Floor Landing, hall, open-plan living/dining room/kitchen facing the views, 2 double bedrooms, bathroom.

Second Floor TV room, very long bedroom, wc, separate shower.

Net income for 2025 approximately £75,000.

DESCRIPTION

1 and 2 Rhymney Villas are found right in the middle of Marazion only a few footsteps from the shops, restaurants, inns, beach and the causeway leading out to the famous St Michael's Mount. This Grade II Listed building is believed to date from around 1880 and was built by a successful railway engineer who it is believed brought the name from Rhymney in Wales where he was involved with the building of the Rhymney Railway. The building was divided into two apartments around 20 years ago although the entire building and its freehold are in our clients' ownership.

This particularly handsome building is attached at the rear corner to a neighbour and also to a garage. The long side elevation has the original steeply pitched gothic style porch, a bay window and more contemporary access into apartment number 2. The seaward facing elevation is also particularly impressive with interesting quoins and a large two storey bay providing each of the apartments with spectacular views across the beach and along the famous causeway straight to St Michael's Mount surrounded by the sea.



The building has been the subject of significant works in recent years including insulation between the apartments and to the ground floor, and, during our clients' ownership including tanking and revisions to the layouts of both apartments making them much more practical.

Number 1 is a ground floor apartment having a living/dining room opening to a south facing sea view terrace and to its rear is a separate high quality fitted kitchen. The side porch opens to the reception hall off which is a newly fitted bathroom and a large principal bedroom with en-suite shower room and a store room off. Additionally there is a good sized bunk bedroom which benefits from the side bay window with fitted window seat allowing a view to St Michael's Mount and the sea.





Number 2 is the larger apartment being over the first and second floors, approached via its own main door and reception/cloaks area. An open-plan 26'6" x 14'

kitchen/dining/living room has a recently fitted kitchen and awe inspiring views through a large main bay window which has been cleverly designed and crafted so the upper section swings up and the lower section pivots



inwards to give the feeling of being on the bow of a ship in this dramatic location. High ceilings in this and the apartment below add to the period feel. Also on the first floor are two double bedrooms and a refitted bathroom. The second floor is approached through what is currently used as a TV room off which is a wc and separate shower. The majority of this floor is one very long bedroom with numerous windows taking in the views.

LOCATION

Marazion has a wide range of facilities adequate for most everyday needs and is renowned for its sandy beaches and excellent sailing facilities including the Mounts Bay Sailing Club which holds regular racing and large regattas including annual national sailing championships. The low tide causeway to the National Trust owned St Michael's Mount is just a short walk away and Marazion has various galleries, inns and restaurants including the highly acclaimed Ben's Cornish Kitchen and the Godolphin Arms looking out across the water.

Penzance, approximately 3 miles away, is the largest town in West Cornwall, has daily sailings to the Isles of Scilly and is well placed for communications, being at the end of the Penzance to Paddington mainline railway (London approximately 5¼ hours) and on the A30. Here one will find schooling for all ages, a local hospital, supermarkets and trading estates.

The district of Penwith comprises some of the finest and most dramatic countryside in Britain and has boundless opportunities for outdoor activities, particularly those being water based including surfing along the south and north coasts with Perranuthnoe and Praa Sands less than 10 minutes' drive away. In addition, there are wonderful coastal walks and several golf courses nearby, including the West Cornwall at Lelant, Cape Cornwall to the west and the Tehidy Park course. West Cornwall is famous for its cultural activities, St Ives being a centre for artists and the home of Tate St Ives, whilst the Minack clifftop theatre near Porthcurno and the Prussia Cove concerts are nationally renowned.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

1 RHYMNEY VILLAS

LIVING / DINING ROOM – 18' reducing to 14'6" x 14'1"

Glazed double doors in a bay with further window over and windows to the side, opening onto a granite terrace and facing straight across the beach and sea to St Michael's Mount. 9' high ceiling with moulded cornice and picture rails. Renewed and insulated wood flooring. Opening to:-





KITCHEN – 13'8" x 8'6"

Enjoying the same view as the reception room as it looks straight through it. 8'8" high ceiling, renewed and insulated floor below the period wood flooring. Modern cream kitchen units under granite worktops with a stainless steel 1½ bowl sink and drainer with brushed steel mixer tap over. Integrated electric oven and grill, four plate ceramic hob and contemporary extractor hood. Integrated dishwasher, fridge and freezer. Space for a washing machine and tumble dryer. Doors to the hall and:-



BEDROOM 2 – 13'9" x 5'3" extending to 8'9" into bay Bay window to the side with window seat from where there is a view down the side of the building to St Michael's Mount and the sea. Insulated timber flooring, 8'8" high ceiling.



HALL 8'7" high ceiling, picture rail, timber flooring. Period door to the side that would have been the original main entrance door opening under an incredible ornate porch with granite steps. Doors to the principal bedroom and:-

BATHROOM – 6'8" x 6'7" 8'7" high ceiling, wood effect tiled flooring. Contemporary version of a claw footed bath with black edged glazed shower screen and black sanitaryware including a wall mounted mixer shower with further handheld shower. Concealed cistern wc, wash basin with chrome and black mixer tap set over a high gloss dark grey cabinet. Contemporary grey heated towel rail. Lighting over the wash basin, high gloss contemporary wall tiling where necessary.



PRINIPAL BEDROOM – 15'1" x 9'7" extending to 11'8" Window to the side with window seat below, former fireplace now ideal for furniture. Doors to the en-suite shower room and a further hall.

EN-SUITE SHOWER ROOM Large glazed screened shower enclosure with chrome rain head mixer shower and additional hand held shower. Contemporary white wc and wash basin with chrome mixer tap set over high gloss white cabinets with a white counter beside. White tiled walls with blue mosaic feature tiled strip. Chrome heated towel rail, extractor fan. Window to rear.



HALL. Quarry tiled floor, door to a boiler cupboard housing the electric boiler and with plentiful space for storage. This hall is ideal for coats and shoes and further storage.

OUTSIDE

Seaward facing terrace behind a walled frontage with pedestrian gate. Mature palm trees.

2 RHYMNEY VILLAS

An obscured stain glass main door at the side of the building opens to:-

HALL Staircase to the first floor with window over, cloaks area with additional matching door to the front providing space for bicycles or bins as well as coats and shoes.



FIRST FLOOR

LANDING Double glazed windows to both the rear and side. Continuation of the staircase to the second floor. Part glazed door to:-

HALL An L-shaped hall giving access to all of the rooms on this floor with boiler cupboard off, positive air ventilation vent, Velux roof window, 9'3" high ceiling in part. Double doors to a laundry cupboard housing plumbing for a washing machine with further high level cupboards over. Doors to both bedrooms, the bathroom and:-

KITCHEN / DINING / LIVING ROOM – 26'6" x 14'

Dominated by the outstanding views through a near full width of the room bay window looking straight along the causeway to St Michael's Mount surrounded by beach and sea. The window can be completely opened up to allow connection to the view. Raised floor with modern soundproofing between this apartment and the one below. Additional window to the side with panelling, beautiful moulded cornice and picture rails.



Recently fitted flush fronted range of contemporary kitchen units under composite stone worktops with an undermounted stainless steel 1½ bowl sink and chrome mixer tap. Integrated electric oven/grill with a four plate induction hob and filter hood over. Concealed integrated fridge, freezer and dishwasher. Ornate ceiling mouldings and picture rails.

BEDROOM 1 – 12' x 11' 9'5" high ceiling with elegant cornice and picture rail. Tall sash window in a panelled surround to the side.



BEDROOM 2 – 11'2" x 7'4" 9'4" high ceiling, sash window to the side in a panelled surround.

BATHROOM Contemporary white sanitaryware including a double ended bath with black sanitaryware including a mixer tap, rain head shower, additional handheld shower and black

edged glazed screen. White wash basin with black and chrome mixer tap set over a dark grey cabinet. Concealed cistern wc. Contemporary grey heated towel rail, contemporary wall tiling. Obscured double glazed window, extractor fan, lighting over the wash basin.



SECOND FLOOR

Two small windows to the inland side, access to a recessed store area. Doorway to:-

TV ROOM – 9'2" x 6'9"

Three internal steps up to a raised area with space to either side for furniture. Vaulted ceiling and Velux roof window. Door to bedroom 3 and from the lower level doors to the wc and:-



SHOWER Obscure glazed door, black rain head mixer shower with additional handheld shower. Extractor fan.

WC White wc, white wash basin with chrome taps, monopitched ceiling with Velux roof window.

BEDROOM 3 – 39'8" x 6'9" extending to 10' into dormers Initial lobby area with access on both sides to eaves storage. A very long attic room with 6'9" high ceiling height between the beams. Two dormer windows to the east side giving sea views along the Lizard Peninsula coastline. Further dormer with small windows to either side, one of which looks towards the sea. Further window to the south elevation facing straight towards St Michael's Mount with incredible elevated views.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR17 0EA.

SERVICES Mains water, drainage and electricity. Electric boilers providing central heating

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Superfast broadband available – 80 Mbps highest available download speed. 20 Mbps highest available upload speed. (Source: Ofcom).

COUNCIL TAX BAND Number 1 B and Number 2 C (see www.mycounciltax.org.uk).

DIRECTIONS – Proceeding into Marazion from the A30 on the Penzance side, enter the town along the main road (West End) and park in one of the public car parks before reaching the Godolphin Arms Inn. On foot return to West End and walk past the Godolphin Arms Inn for about 50 yards, then Rhymney Villas will be seen on your left hand side.

WHAT3WORDS ///forklift.blanket.dispute

AGENT’S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

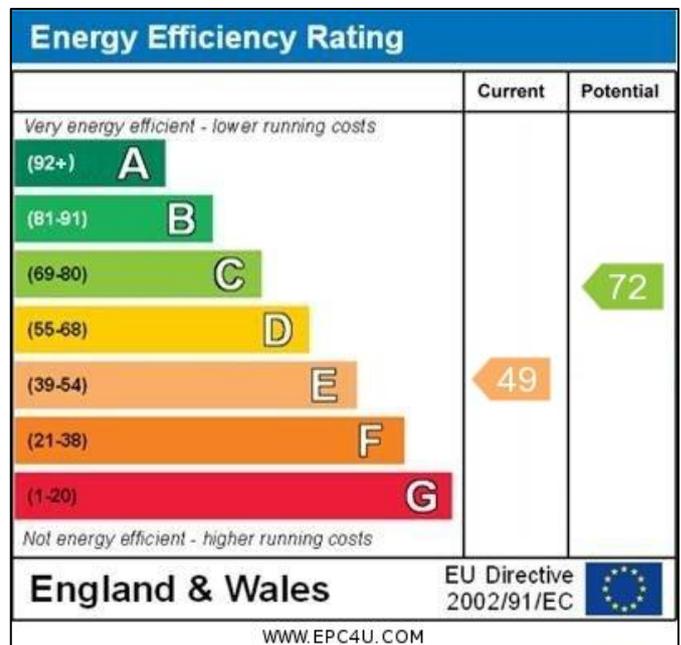
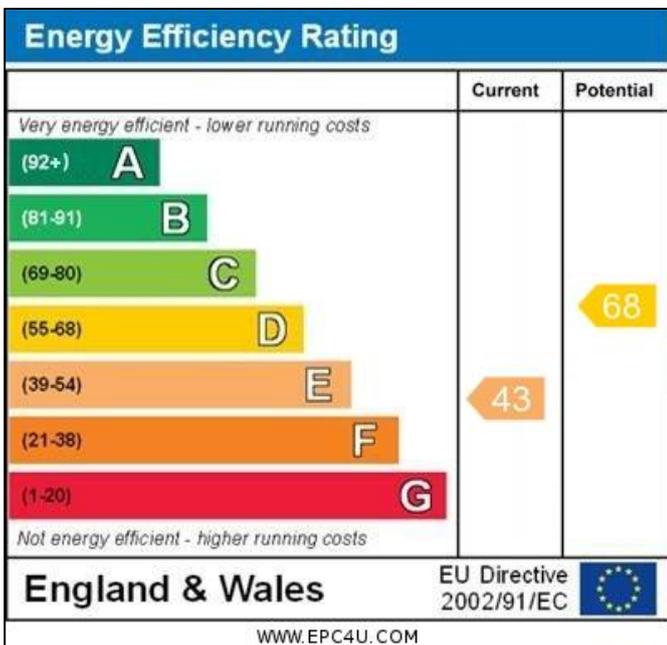
OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

1 Rhymney Villas

2 Rhymney Villas

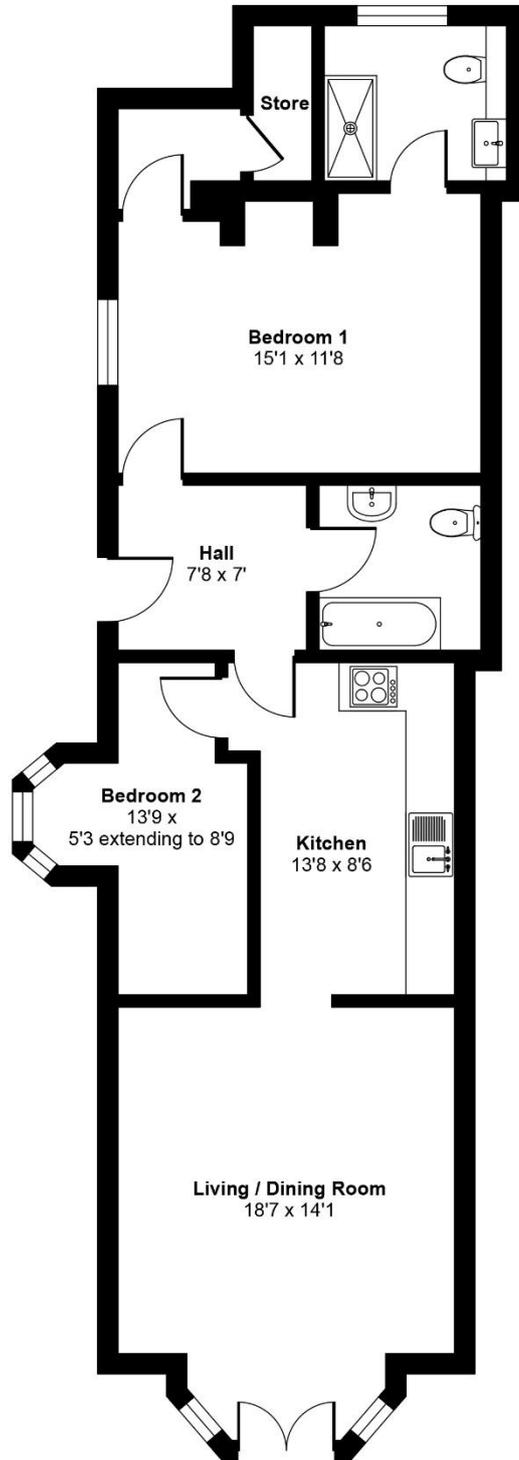


Not to scale – for identification purposes only.

1 Rhymney Villas, North Street, Marazion

Approximate Area = 815 sq ft / 75.7 sq m

For identification only - Not to scale



GROUND FLOOR



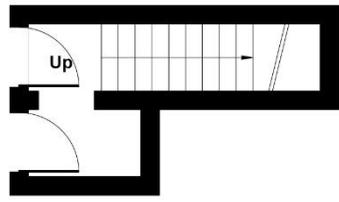
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Lillicrap & Chilcott. REF: 660012

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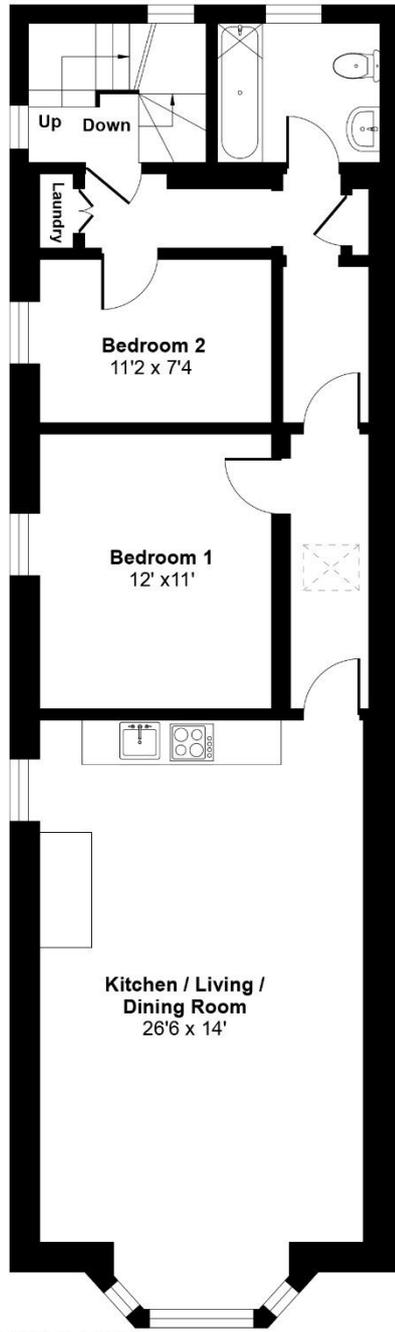
2 Rhymney Villas, North Street, Marazion

Approximate Area = 1115 sq ft / 103.5 sq m
Limited Use Area(s) = 231 sq ft / 21.4 sq m
Total = 1346 sq ft / 124.9 sq m

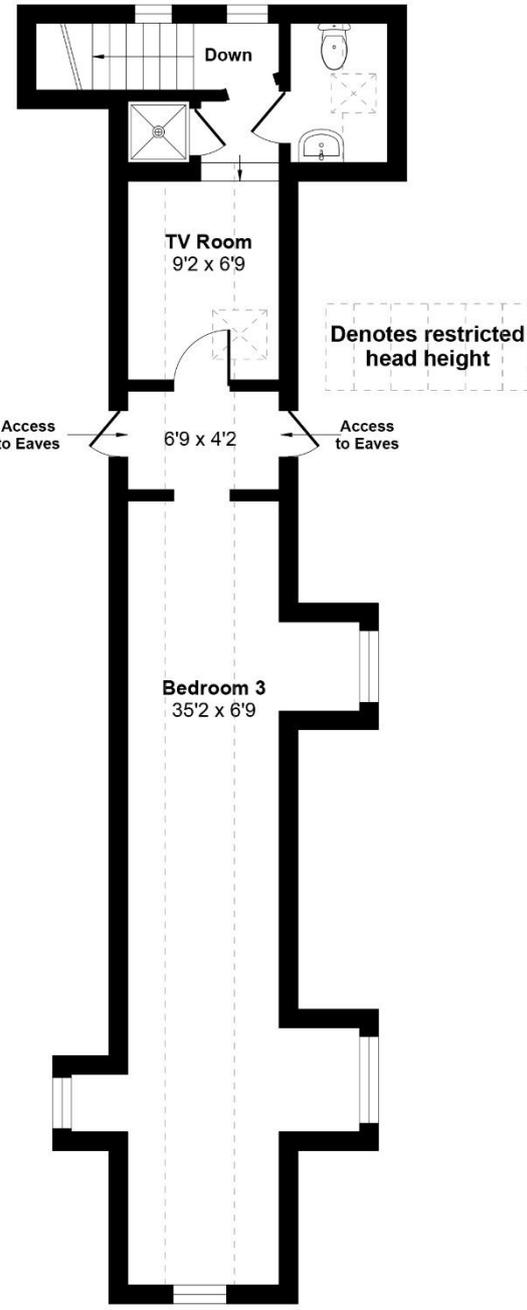
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Lillcrap & Chilcott. REF: 660013

