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**North Street,  
Marazion**

**Guide Price £275,000  
Freehold**





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## **Property Introduction**

Situated on the shores of Mount's Bay, this charming cottage which oozes charm and character is being offered for sale chain-free.

The accommodation comprises of a cosy living room which features a beamed ceiling and log burner. Beyond the living room, there is a kitchen/diner giving access to the pretty walled courtyard garden. On the first floor, there are two bedrooms (one double and one single) and a family bathroom.

To the front of the cottage, there is a walled courtyard which is ideal for outside entertaining when the weather permits.

## **Location**

The cottage is ideally situated behind the main street and only yards from the town square, retail outlets and the local beach.

Marazion is an ancient market town situated on the shores of Mount's Bay. It is a highly sought-after and regarded location and lies within the Cornwall Area of Outstanding Natural Beauty. St Michael's Mount and Castle lie approximately half a mile off-shore with a causeway linking it to the town at low tide. Marazion is a wonderful place to live with an active friendly community. There are beautiful sandy beaches and lovely coastal walks to enjoy nearby.

The town lies on a bus route to the larger market town of Penzance which is three miles away and has a mainline Railway and bus station.

## **ACCOMMODATION COMPRISES**

Front door with glazed panel to:-

## **ENTRANCE HALL**

Built-in storage cupboard and stairs rising to first floor. Door to:-

**LIVING ROOM 13' 8" x 10' 6" (4.16m x 3.20m) plus recesses, irregular shape**

A delightful living space with a window to the front. Feature granite fireplace with wooden mantel housing log burner, beamed ceiling and electric heater. Door to:-

**KITCHEN/DINER 12' 8" x 6' 8" (3.86m x 2.03m) plus recess, irregular shape**

Window to the front. Fitted with a range of base units having 'butchers block' working surfaces over and incorporating an inset one and a half bowl sink unit with mixer tap. Space for cooker, space and plumbing for an automatic washing machine and stable door to courtyard.

From entrance hall, stairs to:-

**FIRST FLOOR LANDING**

Access hatch to loft. Doors to:

**BEDROOM ONE 10' 10" x 9' 4" (3.30m x 2.84m)**

Window to the side. Exposed floorboards and electric heater.

**BEDROOM TWO 10' 8" x 5' 2" (3.25m x 1.57m) maximum measurements, restricted headroom to one wall**

Window to the front. Exposed floorboards.

**BATHROOM**

Window to the front. Fitted with a white suite consisting of a panelled bath, low level WC and pedestal wash hand basin. Built-in cupboard.

**OUTSIDE**

To the front of the property, there is a lovely courtyard style garden.

**SERVICES**

Mains water, mains drainage and mains electricity.

**AGENT'S NOTE**

The Council Tax Band for this property is Band 'B'.

**DIRECTIONS**

From Penzance, head to Marazion. As you enter the village, take the first left after the fish and chip shop into North Street and the property is 50 yards along on the left-hand side and accessed through the gate and located behind Penhale. If using What3words: flashback.elastic.archives

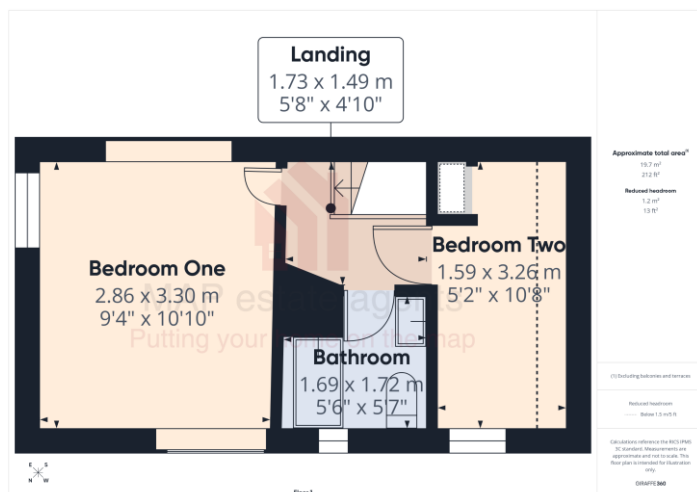


Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Charming Grade II listed cottage
- Tucked-away location
- Courtyard garden
- Two bedrooms
- Charming living room with wood burner
- Kitchen/diner
- First floor bathroom
- Close to Marazion Beach



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