



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8606

Offers around £1,150,000

6 St Michael's Reach,
Oates Road, Marazion, Cornwall, TR17 0AB

FREEHOLD



Enjoying an outstanding position with 180° views over the beach, along miles of coastline to the east and to the iconic St Michael's Mount to the west, with access down from the communal esplanade onto the beach and offering 4 bedroomed accommodation arranged over three floors, garaging, sun terrace and balconies; is this superb coastal home. Available for sale for the first time since it was built in 2013 and currently used as a highly successful holiday let. This is the perfect holiday home, lock up and leave or permanent coastal residence in a highly regarded and acutely sought after Cornish coastal town.





SUMMARY OF ACCOMMODATION

Ground Floor: hallway with access to sun terrace, bedroom 3, bathroom and integral garage.

First Floor: full length open-plan reception and living room with well appointed fitted kitchen, living area/kitchen and balcony, study/bedroom 4.

Second Floor: principal bedroom with balcony and en-suite, bedroom 2 with en-suite.

Outside: private sun terrace, balconies and communal esplanade with steps down to the beach.

DESCRIPTION

St Michael's Reach was formerly The Old Sunday School linked to the nearby Methodist Church. The old building had become derelict and was acquired by Rosemullion Homes who created seven homes of interesting architectural design on the site. During construction a new sea wall was completed with steps coming down to a wide terrace from the houses which then gives access to the beach below.

The houses are in a quite outstanding location commanding a southerly aspect to the rear with almost 180° views over the beach immediately adjoining the houses, to the east along miles of beautiful coastline and to the west taking in the iconic St Michael's Mount.

The accommodation to No. 6 is arranged over three floors, each of which with an outlook to the sea, coast and beach and with balconies to the first and second floors.

At ground floor level there is a full length entrance hallway which gives access to the rear sun terrace. There is a guest double bedroom with two windows taking in the views, a bathroom and access from the hallway into the attached single garage.



Stairs from the hallway lead up to the landing which opens into the through living room. This is a most impressive dual aspect room with the full width living area on the seaward side with a window and balcony doors out onto the sun balcony. There is also a woodburning stove to one side.

In the middle of this reception room is the dining area and to the rear is the well appointed, fitted kitchen. At this level there is also a study/bedroom 4.

From the first floor landing stairs rise up to the second floor with the very spacious principal bedroom suite with part vaulted ceiling, doorway onto a Juliet balcony and further window taking in the exceptional views. The principal bedroom has an en-suite bathroom. There is also a further spacious guest bedroom on this level with en-suite shower room.

The houses are traditionally built with use of natural materials including slate roof, some granite elevations and seamlessly blend in with the coastal environment. There is electric underfloor heating, stainless steel glazed balconies and the house is neutrally decorated throughout.

As well as the jaw dropping and mesmerising views from the house there is a rear sun terrace below which is a communal esplanade with stairs to the side leading down to the beach below.

The house also has an integral garage which is a massive benefit in this area.

The house has been used and run as a holiday let and could therefore be purchased to include all furniture etc.

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 recently refurbished 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)

Covered entrance with doorway into:-

ENTRANCE VESTIBULE. Cupboard housing hot water tank and controls. Doorway through to:-

ENTRANCE HALLWAY. Cloaks cupboard, staircase, ceramic tiled floor, rear doorway opening out into the sun terrace and garden. Doorway into the:-

INTEGRAL GARAGE – 16' x 9'. Electric up and over metal door.

From the hallway:-

FAMILY BATHROOM. Comprising panelled bath, pedestal wash hand basin, low level wc, heated towel rail, fully tiled walls, large mirror, spotlights.

BEDROOM 4 – 10'2" plus door recess x 10'. Two windows overlooking the rear sun terrace with lovely views easterly along the coast and out over the beach. Inset double wardrobes, ceiling spotlights.



From the main hallway, turning staircase leads up to the:-

FIRST FLOOR

LANDING.

BEDROOM 3 – 11'9" x 8'. Window overlooking the front courtyard.



LIVING ROOM – 33'9" x 16'1" x 8'6" narrowing to 7'8". The sitting area has a window and double doors which open out onto a decked terrace with glass balustrades. From here the jaw dropping views to the west take in the iconic St Michael's Mount and beyond, immediately in front to the beach and to the east right along the coastline. Porcelain tiled floors, a Handol woodburning stove. To the rear of this dual aspect room is the fitted kitchen comprising a range of base and eye level cream fronted units with fitted Neff double oven, Electrolux four ring hob with extractor over, 1½ bowl single drainer sink unit with mixer tap and fitted fridge/freezer. Window overlooking the front courtyard. Inset ceiling spotlights.

From the landing, turning staircase up to the:-

SECOND FLOOR

LANDING. Velux window, ceiling spotlights.

PRINCIPAL BEDROOM – 16'7" x 14'4". With vaulted ceiling with spotlights. Window and doors out onto Juliet balcony taking in the mesmerising views over the beach to St Michael's Mount in the west and along the coastline to the east. Inset wardrobe. Through to:-



EN-SUITE BATHROOM. Comprising panelled bath with shower over, pedestal wash hand basin, low level wc, heated towel rail, tiled walls, ceiling spotlights, frosted glazed window to the side.

BEDROOM 2 – 16'2" x 9'7". Vaulted ceiling with spotlights, window overlooking the front courtyard.

EN-SUITE SHOWER ROOM. Comprising shower cubicle, low level wc, pedestal wash hand basin, heated towel rail, tiled walls.

OUTSIDE

From the rear hallway, a doorway opens onto a partially covered paved sun terrace. Steps then lead down to a gravelled terrace which at one end has a gateway with steps leading down via a private pathway to the beach.



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 0AB.

SERVICES – Mains water, electricity and drainage. Electric underfloor heating. For Council Tax see www.mycounciltax.org.uk.

DIRECTIONS – From the centre of the town proceeding up the hill in an easterly direction take the seaward side turning into Oates Road and then the private entrance into St Michael's Reach will be seen very shortly after turning on the right hand side.

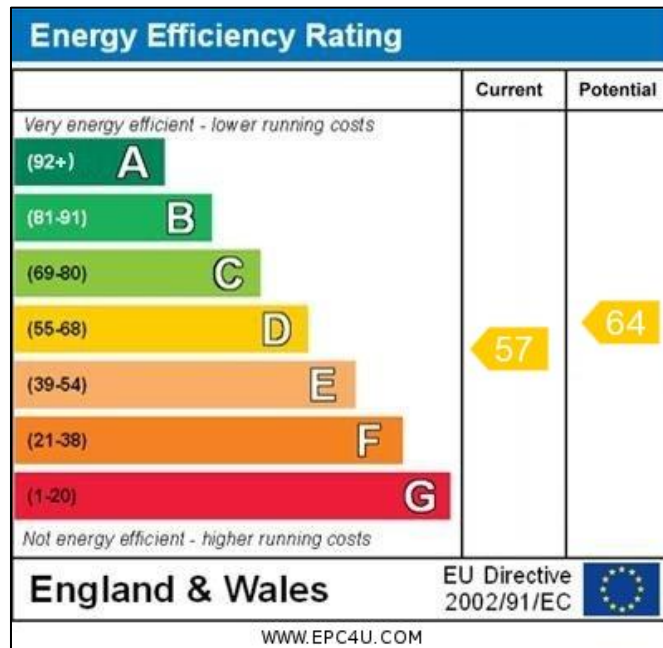
AGENT'S NOTE 1 – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, 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.

AGENT’S NOTE 2 – As the sea wall, terrace and driveway is shared there is a contribution from each owner of £50 per month for the maintenance.

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

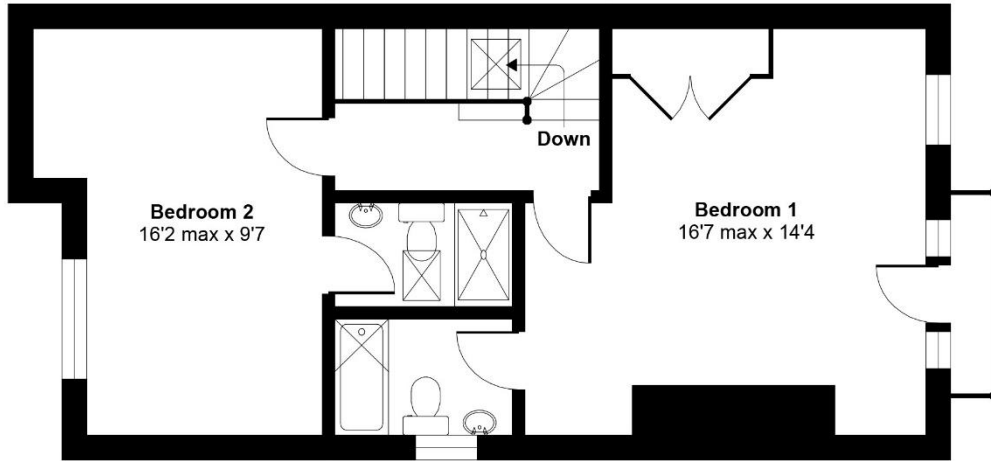


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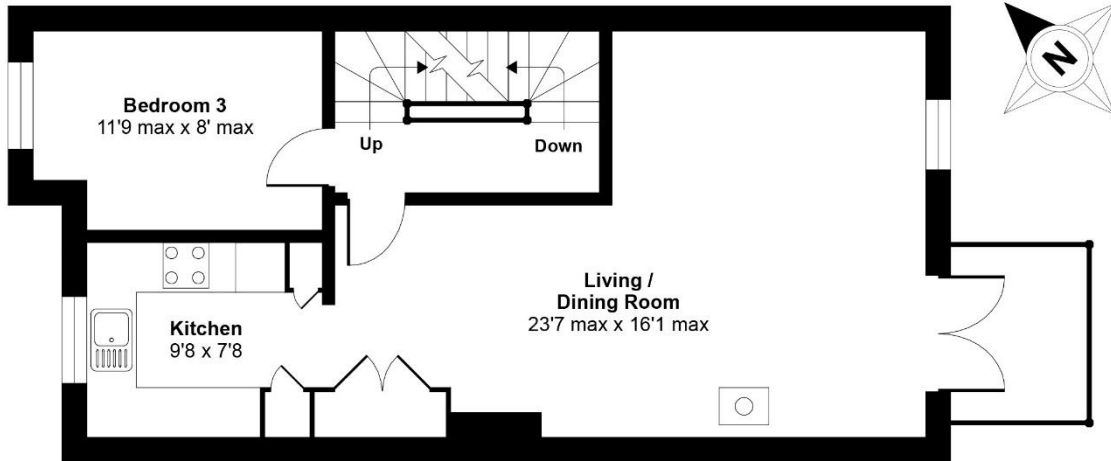
St. Michaels Reach, Marazion

Approximate Area = 1675 sq ft / 155.6 sq m (includes garage)

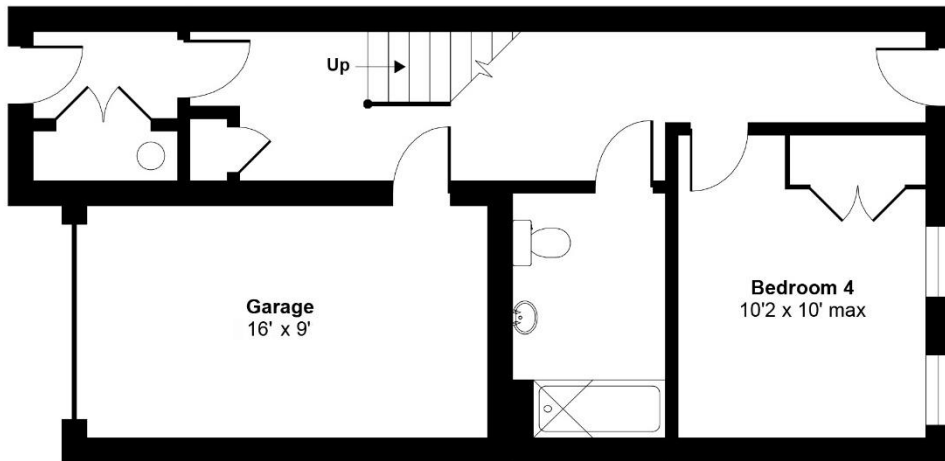
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2021. Produced for Lillcrap & Chilcott. REF: 753542

