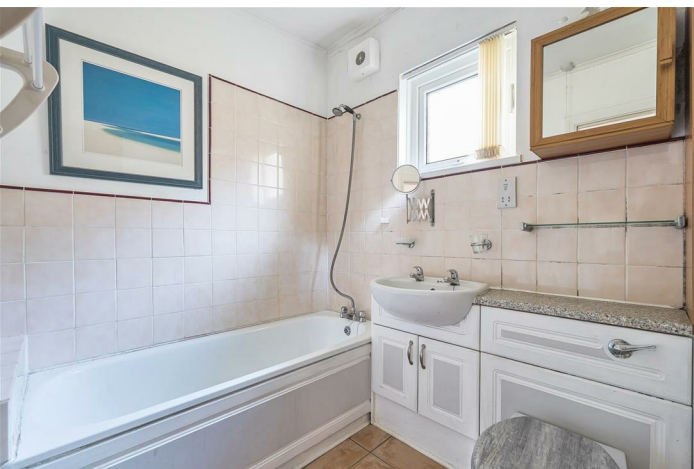


Tremerryn Rose Hill

Marazion, TR17 0HB







Tremerryn Rose Hill

Marazion, TR17 0HB

Enjoying a fantastic coastal position, this four bedroom detached home offers bright, flexible living spaces and stunning sea views from its impressive open plan living area.

The heart of the home is the open plan lounge, kitchen and dining area, where large windows frame the sea views and a log burner creates a warm and inviting atmosphere. From here, doors open into a generous garden room, providing additional seating or dining space while connecting seamlessly with the garden. There are four well proportioned bedrooms, including a master bedroom with ensuite, along with a stylish family bathroom. The layout provides excellent flexibility for modern family living or visiting guests.

Below, the basement workshop offers fantastic potential and can be used as a home office, studio, gym or hobby space depending on your requirements.

Outside, the wrap around garden is mainly laid to lawn with mature planting, offering privacy and plenty of space to relax or entertain. The property also benefits from driveway parking, a valuable asset in such close proximity to the beach.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price £695,000

Location

Set within the famous town of Marazion with flourishing local independent stores, coffee shops and being just seconds from the beach and tidal island of St Michales Mount is this fantastic property! At low water a causeway links from the beach to the Mount and at high water passenger boats carry visitors between Marazion and St Michael's Mount. Marazion is a popular tourist area with an active community of artists who produce and sell paintings and pottery in the town's art galleries. The coastal market town of Penzance which provides excellent transport links to London Paddington and has a wide variety of shops and restaurants is also approximately two miles away.

Accommodation

Entrance Hall
Open Plan Lounge, Kitchen and Dining Area
Garden Room
Master Bedroom with ensuite shower room.
Bedroom Two with shower

Bedroom Three
Bedroom Four
Family Bathroom

Sheds

Situated at the bottom of the drive providing a good amount of storage.

Parking

Driveway providing off road parking for several vehicles.

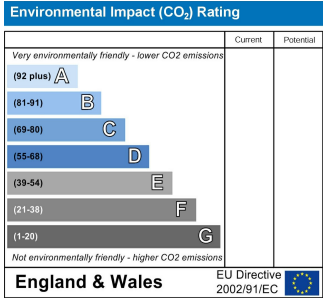
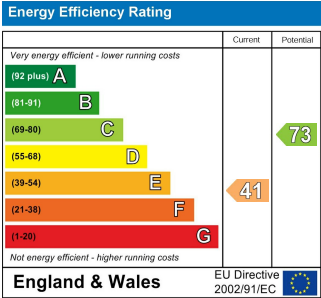
Outside

The garden is mainly laid to lawn and bordered by mature shrubs that provide a good level of privacy. A seating area is positioned at the centre of the garden, offering an ideal spot to relax and enjoy the peaceful surroundings.

Garden Room

The garden room is positioned in an elevated location, taking full advantage of the lovely sea views. Well equipped with electricity and insulation, it provides a comfortable and versatile space that can be enjoyed all year round, ideal as a home office, studio or peaceful retreat.





Services

Mains water, drainage and electricity. Oil fired heating.

Council Tax Band- E

What3Words

///locked.utensil.refuse

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

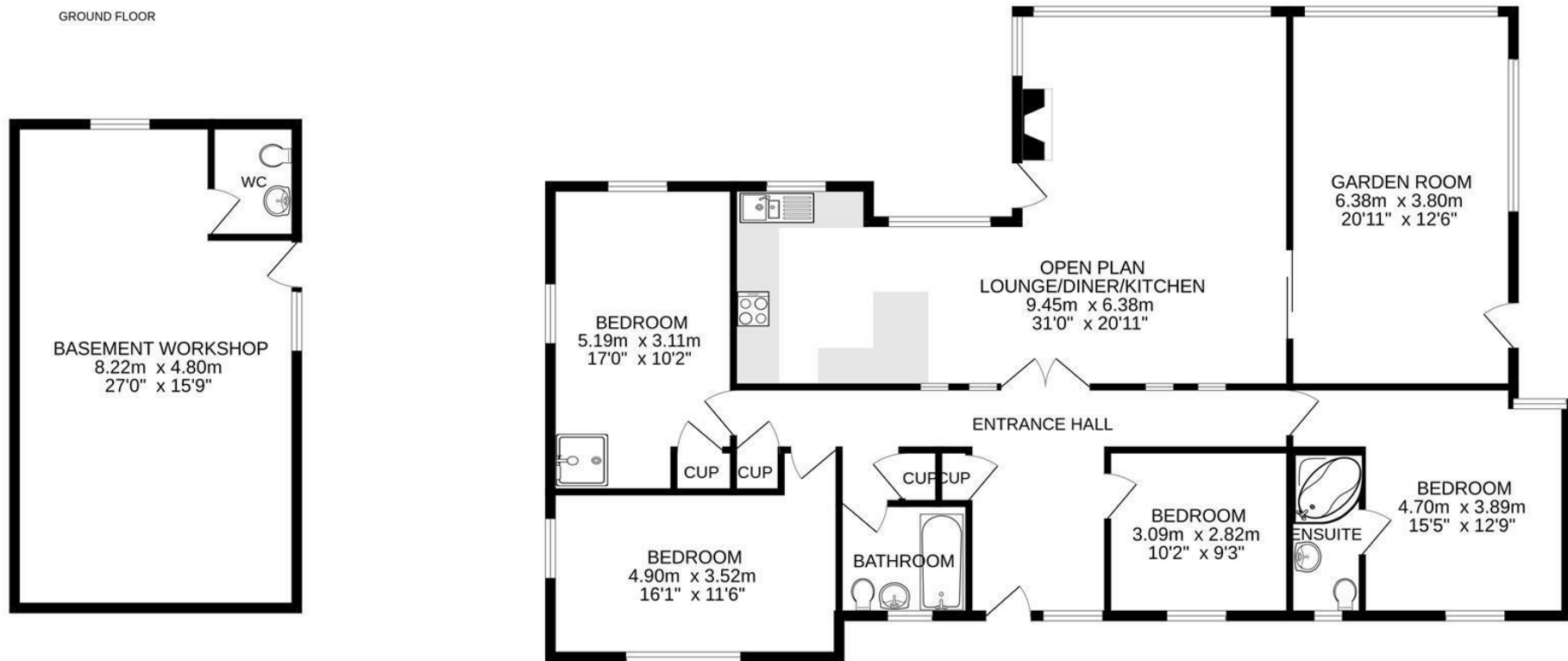
Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



1ST FLOOR

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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