

8 Trescoe Road  
Long Rock, TR20 8JZ







# 8 Trescoe Road Long Rock, TR20 8JZ

This charming two bedroom mid terrace cottage is ideally located within close proximity to the picturesque village of Marazion, renowned for its stunning coastal scenery, sandy beaches, and the iconic St Michael's Mount. The property offers a blend of character and practicality, making it an excellent choice for a main residence, holiday home, or investment opportunity.

The accommodation is arranged over two floors. On the ground floor, the property features a generous lounge/diner, providing a versatile and welcoming living space with ample room for both relaxing and dining. A separate kitchen is located to the rear, offering functional worktop and storage space with access to the courtyard beyond.

Upstairs, the first floor comprises two well proportioned double bedrooms, both offering comfortable accommodation, along with a family bathroom fitted with a three piece suite.

Externally, the property benefits from a private rear courtyard, creating a low maintenance outdoor area ideal for enjoying warmer months, outdoor dining, or additional storage.

Situated near Marazion village, the property enjoys convenient access to a range of local amenities, coastal walks, beaches, and transport links, while also being within easy reach of nearby towns and services. This attractive cottage presents an excellent opportunity for buyers seeking a home in a desirable coastal location.



The Mather Partnership, Offices in Helston & Hayle  
**Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)**  
**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide Price - £240,000**

**Location**

Long Rock which is located between Penzance and Marazion in west Cornwall, offering convenient access to local amenities. Known for its long stretch of beach along Mount's Bay, it's a popular spot for walking, paddleboarding, and enjoying views of St Michael's Mount. The village has a friendly community and benefits from a range of amenities, including a shop, café, garage, and direct access to the South West Coast Path. With Penzance just a couple of miles away, residents also enjoy excellent transport links, including rail and bus services, making Long Rock an attractive location for both locals and visitors seeking a relaxed coastal lifestyle.

**Accommodation**

Entrance Porch

Lounge/Diner  
Kitchen

Upstairs to  
Bedroom  
Bedroom  
Family Bathroom

**Outside**

To the rear of the property there is a enclosed courtyard which benefits from a handy storage shed.

**Services**

Mains Water, Electric, Drainage and Gas Central Heating.

**Council Tax Band - B**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		66	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### What3Words

///softly.lousy.spilled

### 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

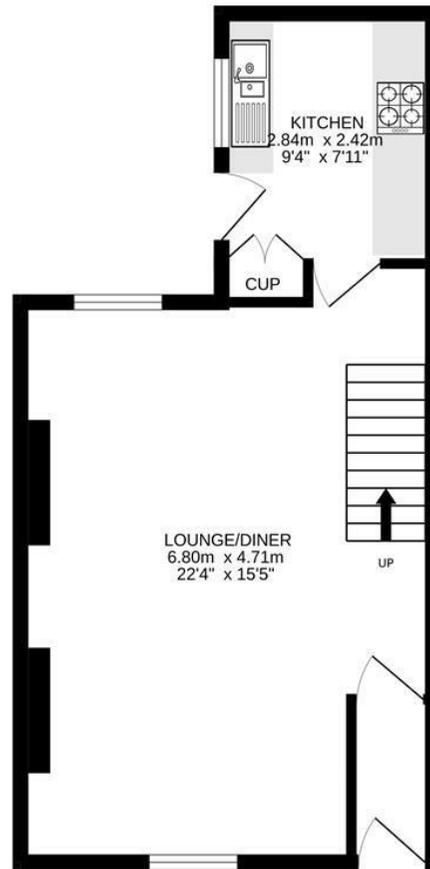
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

### Broadband & Mobile Phone Coverage

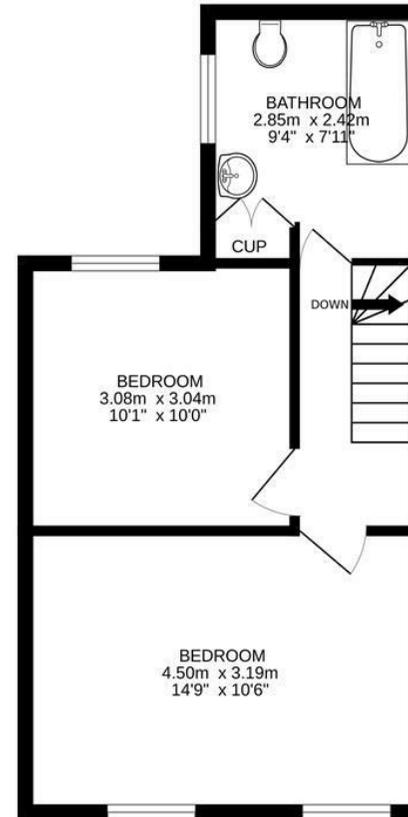
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST 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.  
Made with Metropix ©2025

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

