



Rockmount



Rockmount

Wheal-an-Wens, Marazion, Cornwall TR17 0DF

Penzance - 5 Miles St Ives - 10 Miles Mousehole 8.5 Miles

Charming farmhouse with stunning views offering a renovation opportunity in the popular seaside village of Marazion

- Sea views
- Large Gardens
- Private Parking
- Renovation Project
- 5 Bedrooms
- Outbuildings
- Annexe Potential
- 4 Reception Rooms

Guide Price £825,000

SITUATION

Rockmount is well located near the surgery, primary school, football club and community hall. The town is perhaps best known for the majestic world famous St Michael's Mount. The causeway once walked by pilgrims leads to the island at low tide where the tower and battlements of the castle rise to a height of almost 230 feet above sea level. Whilst the Mount is still occupied by the St Aubyn family, the castle and gardens are open daily to the public via the causeway at low tide and by boat at high tide.

THE PROPERTY

Rockmount, available on the open market for the first time in over 50 years, presents character accommodation arranged over two storeys that is now primed for renovation. This opportunity to create a family home or large holiday let within this sought after village is rare and an early viewing is recommended. The property benefits from private parking to the front and rear, low maintenance rear courtyard, large gardens to side and front leading down to Fore Street with a useful two storey workshop with carport attached.



Arranged over two floors the front door accesses directly into the large Family room where there is an exposed beam ceiling and bay window to the front with stunning sea views out to Mounts Bay and St. Michael's Mount itself. The kitchen to the rear has two windows overlooking the side garden/vegetable patch with a rear utility room formerly the farm's dairy. Doors from the kitchen lead to the front/side garden, dining room, utility and rear courtyard.

From the main sitting room you can access the central staircase, second sitting room with picture bay window overlooking the front garden, Mounts Bay and the headland toward Perranuthnoe, rear entrance hall and W.C. Stairs lead from the central hallway to first floor landing. There are four bedrooms in the main house, one in the ancillary accommodation all looking to the front with sea views and one to the rear. The family bathroom has a window to the rear and side.

To the east side of the property there is informal one bedroom ancillary accommodation with private entrance, comprising a first floor bedroom with sea views & bathroom and ground floor kitchen and living space.

OUTSIDE

Set in around 0.2 of an acre, Rockmount offer large gardens, parking and outbuildings all with potential for rejuvenation. The front garden was once ornamental and leads down to Fore Street with its own private access and pond. The front of the farmhouse is a paved private sun terrace wrapping around to the side garden. Parking for three to four cars is currently in place, but this can be increased if required.

The Workshop/Store could make additional accommodation and offers potential for redevelopment (subject to consent)

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

SERVICES

Mains water, electricity and drainage connected. Oil fired central heating.

DIRECTIONS

Proceeding into Marazion from the A394 roundabout at Goldsithney continue towards the town keeping the coastline on your left hand side.

Proceed along Higher Fore Street until you pass School Hill on your right hand side. The turn for Wheal-an-Wens can be found on your right hand side. Rockmount is the first property along Wheal-an-Wens.





Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

61 Lemon Street, Truro, TR1 2PE

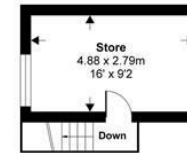
truro@stags.co.uk

01872 264488

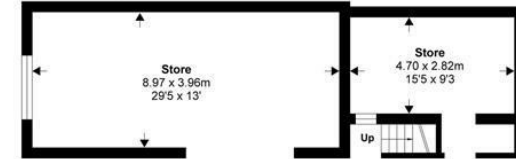
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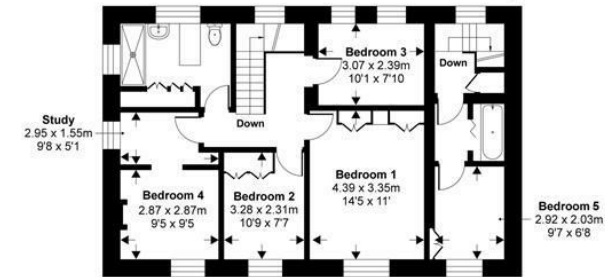
Approximate Area = 1863 sq ft / 173.1 sq m
Annexe = 683 sq ft / 63.4 sq m
Total = 2546 sq ft / 236.5 sq m
For identification only - Not to scale



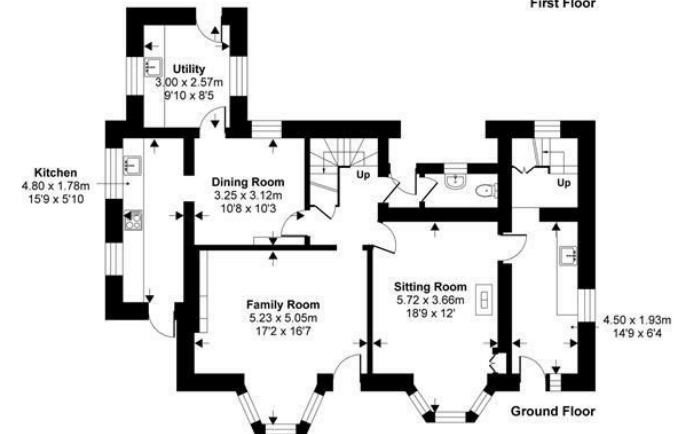
Outbuilding First Floor



Outbuilding Ground Floor



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Stags. REF: 740083.



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