



Trefa & Tremel



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Fore Street, Marazion, Cornwall TR17 0AD

Penzance - 5 Miles, Praa Sands - 4.5 Miles, St Ives - 10 Miles

Rare opportunity to purchase TWO HOUSES in the centre of Marazion with flexibly arranged accommodation around a private courtyard and substantial terraced garden.

- Two Properties
- Gardens
- Walking Distance to Beach
- Renovation Opportunity
- Freehold
- Grade II Listed
- Sea & Mount Views
- Town Centre Location
- Private Courtyard
- Council Tax Band B and C

Offers In Excess Of £600,000

SITUATION

The town is perhaps best known for the majestic world famous St Michael's Mount. The castle and gardens are open daily to the public via the causeway at low tide and by boat at high tide.

The town boasts shops, four Public Houses, restaurants, including one award winning fine dining restaurant, three cafés, health centre, primary school, art galleries, post office, bakery, chemist, ATM and a magnificent sandy beach stretching along Mounts Bay which offers safe bathing and enjoys views towards the Lizard Peninsular and Lands End. This highly regarded area is popular for water sports including wind surfing, kite surfing and sailing and the local RSPB reserve is a favourite with bird watchers.

THE PROPERTIES

Trefa & Tremel are available on the open market for the first time in over 35 years, presenting character accommodation across Trefa and Tremel both of which are now primed for renovation. This opportunity to restore two homes or one home with additional accommodation within this sought after town is rare and an early viewing is recommended.



TREFA

Formally a family home and shop, Trefa is an iconic property on the Main Street of the historic town of Marazion. Full of character with impressive fireplaces, flagstone floors beautiful Cornish Range and ornate ceilings, the property comprises in brief: Entrance hall, Sitting Room, Dining Room, Living Room, Study, Kitchen and rear porch on the ground floor, First floor offers three large double bedroom to the front, smaller double bedroom to the rear and Family Bathroom. Trefa is accessible from Fore street and via the rear courtyard.

TREMEL

Tremel is a well proportioned and charming two bedroom cottage, formally used as additional accommodation to Trefa. The property comprises in brief: Sitting room, Kitchen/Dining Room, Utility, Family Bathroom on the ground floor. First floor offers two Double Bedrooms, one en-suite, and Shower Room. Tremel is accessible from Fore street independently from Trefa, and from the central courtyard.

WORKSHOP / STUDIO

Additional to the two main properties is a large workshop / studio space with independent access from Fore Street. The workshop / studio space could be used as additional accommodation or Holiday let.

OUTSIDE

Tremel and Trefa each have an entrance from the central courtyard, which can be accessed from Fore Street. Granite steps from the courtyard lead to an overgrown terraced garden with purpose-built lookout tower, with views across the bay to St Michael's Mount and beyond.

VIEWINGS

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

SERVICES

Mains Water, Electric and Drainage.

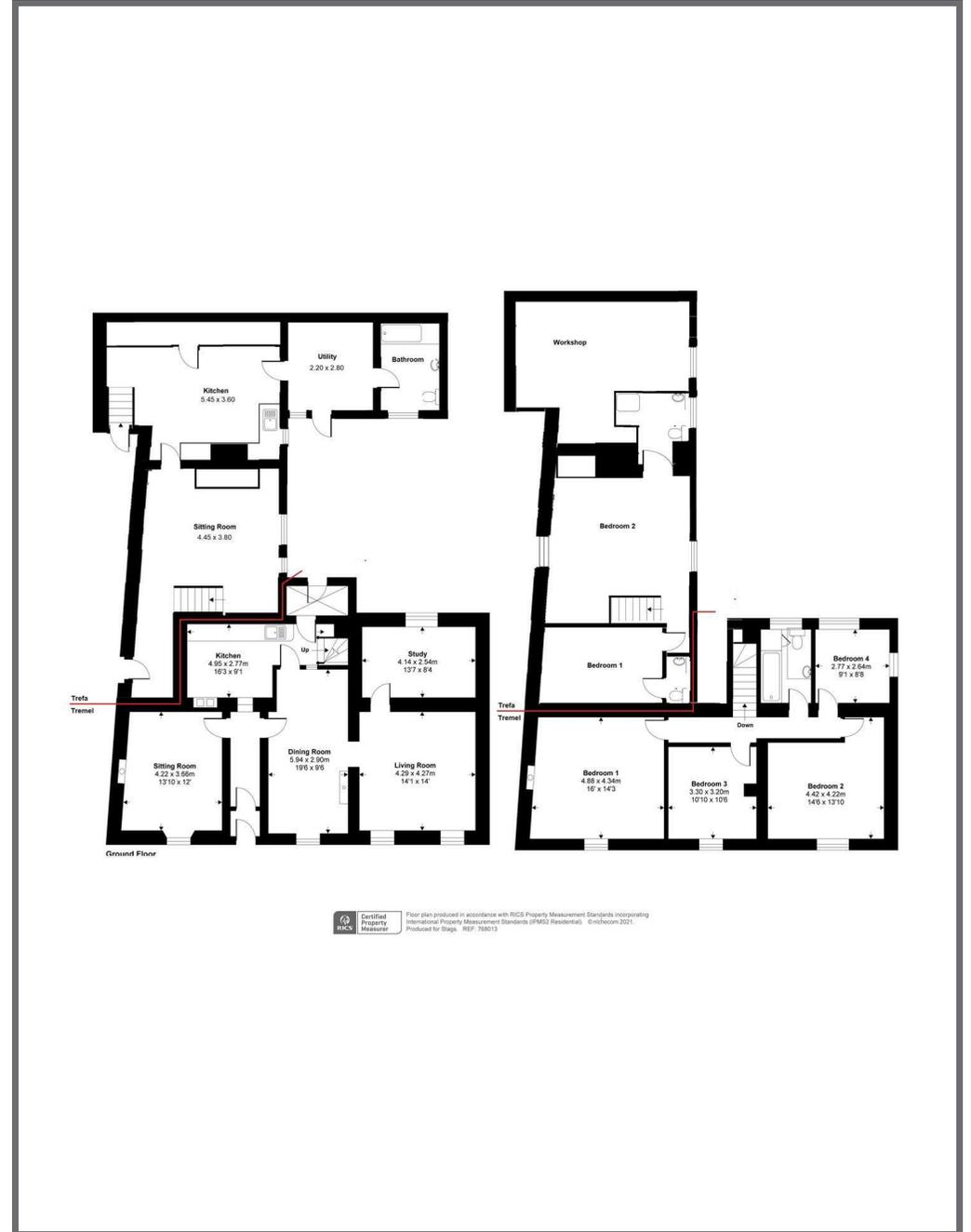
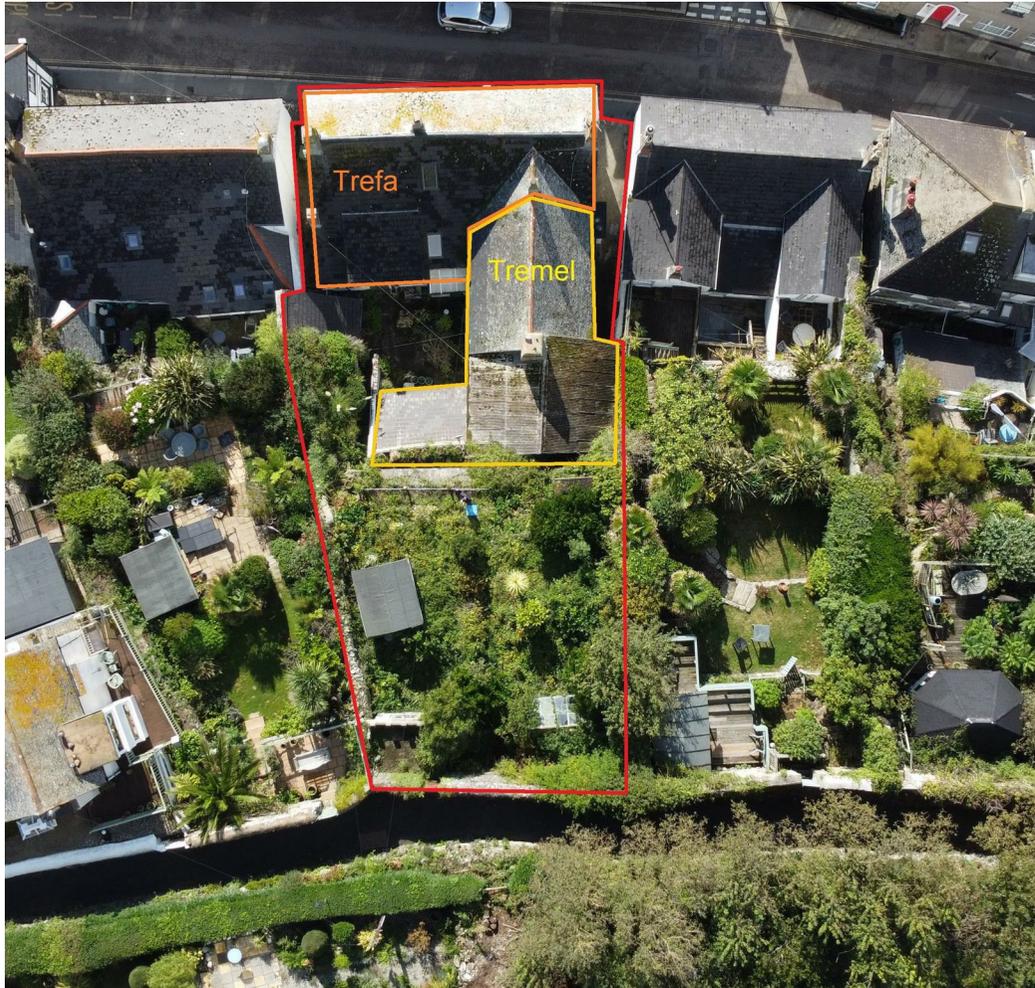
DIRECTIONS

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

Proceed along Fore Street until you pass Marazio Methodist Church on your right hand side. Trefa can be found 45 metres further along on your right hand side.



These particulars are a guide only and should not be relied upon for any purpose.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. Produced for Stags. REF: 768013



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 80 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 28 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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