



**WHITLOCKS**  
sales & lettings



- 5 Bedrooms, 3 Reception Rooms
- Grade II Listed
- Renovation Required
- No Onward Chain
- Courtyard Garden
- Views to the sea & St Michaels Mount
- Shop/Commercial element with potential

The Old Lookout,

West End, Marazion, TR17 0EL

A fantastic opportunity to purchase this Grade II listed property in the centre of Marazion. Situated in an enviable position just moments away from the causeway to St Michaels Mount, an iconic landmark, and Marazion beach. The Old Lookout has reached a stage in which renovation is required but offers a good amount of accommodation and potential. The main house provides 5 bedroomed accommodation and there is also a former old shop/commercial space with a mezzanine, WC, & Store. Call now to arrange your viewing.

**Price £575,000**

# The Old Lookout, West End, Marazion, TR17 0EL



## LOCATION

The Old Lookout is situated right in the heart of Marazion, (home to the iconic St Michaels Mount), on the edge of West End & The Square. Marazion has a good range of amenities and the major town of Penzance is approx. 3-4 miles away and has a more comprehensive range of leisure, educational and commercial facilities as well as transport links.

**THE ACCOMMODATION, with approximate dimensions:**

Front door to:

## ENTRANCE VESTIBULE

Door to:

## HALLWAY

Stairs rise to first floor. Window to rear looking into rear hall. Doors off to:

## RECEPTION ROOM 1

12'7", widening to 14'0" into bay window, x 14'7" (3.84m, widening to 4.28m into bay window, x 4.47m) Single glazed window to front. Fireplace, (unsure if in working order)

## RECEPTION ROOM 2

17'0" max x 12'6", widening to 14'0" into bay window (5.20m max x 3.83m, widening to 4.29m into bay window) Windows to front & side. Fireplace, (unsure if in working order)

## DINING ROOM - room of irregular shape

15'3" x 9'8", widening to 15'4" into rear window (4.65m x 2.97m, widening to 4.68m into rear window)

Door to rear Courtyard Garden. Single glazed sash window to rear. Opening to:

## KITCHEN - L Shaped

13'11", narrowing to 8'3" x 7'5" max (4.26m, narrowing to 2.54m x 2.28m max)

Fitted with a range of wall & base units with work surface area. Inset single drainer sink unit. Inset electric oven with hob over. Extractor fan. Recessed area, (currently housing fridge). Pantry. Radiator, (unsure if in use). Window to side overlooking Courtyard garden.

## REAR HALL 1

Space & plumbing for appliance. An opening to a storage area. Doorway to:

## REAR HALL 2 - L Shaped

A long corridor split in two by a door. Windows to rear overlooking Courtyard. Electric meter & fuse board. Door to West End, Marazion. Velux window. Doors off to:

## WC

WC. Wall mounted corner sink.

## STORE

10'0" x 9'2" (3.05m x 2.80m) Work surface area. Wall mounted cabinets. Window looking to Rear Hall 2.

## FROM REAR HALL 2, OPENING & STEPS DOWN TO:

## OLD SHOP/STUDIO/COMMERCIAL AREA

18'4" max x 14'11" max (5.61m max x 4.55m max) Door & windows to side onto West End, Marazion. Velux windows (x4). Stairs rise to Mezzanine floor level which measure approx. 14'7" (max) x 8' (4.46m max x 2.46m)

## 2nd FLOOR:

## LANDING

Single glazed windows to rear & to side. Doors off to:

## SEPERATE WC

WC. Wash hand basin. Small window to rear.

## BEDROOM 1

12'0", widening to 13'11" into side window, x 16'1 (3.68m, widening to 4.25m into side window, x 5.15m)

Fireplace. Windows to front & side. View to St Michaels Mount from side window. Door to Bedroom 2.

## BEDROOM 2

12'0", 12'11" into window x 9'5" (3.66m, 3.96m into window x 2.88m)

Window to front. Door to Bedroom 1.

## BEDROOM 3

15'7" widening to 16'9" into window x 12'5" (4.77m widening to 5.13m into window x 3.80m)

Window to front.

## BEDROOM 4

12'9", 16'6" into window x 9'9" (3.89m, 5.05m into window x 2.99m)

Radiator, (unsure if in use). Bay window to side with views to St Michaels Mount.

## BATHROOM

9'9" x 10'1" widening to 12'5" into airingcupboard (2.99m x 3.09m widening to 3.81m into airingcupboard)

Suite comprising, WC, Pedestal Wash Basin, Bath & tiled shower cubicle. Under stair storage. Built in airing cupboard, (with shelving), housing immersion heater. Shelving. Radiator, (unsure if in use). Window to rear.

## FROM THE LANDING, DOOR WITH STAIRS RISING TO:

## 2nd FLOOR

## ATTIC ROOM/BEDROOM 5

23'11" x 13'10" max (7.30m x 4.24m max) Sloping ceiling. Built in storage. Window to rear. Borrowed light form Attic Room 2. Door opening to:

## ATTIC ROOM 2

13'11", widening to 16'2" x 8'9" (4.25m, widening to 4.93m x 2.68m) Window to side.

## OUTSIDE

To the rear of the property is an enclosed Courtyard Garden which is perfect for al fresco dining.

## GENERAL INFORMATION

Services: Mains Water, Electricity & Drainage Council tax band: TBC

Local Authority: Cornwall Council, Tel. 0300 1234 100

Viewing: Strictly by prior appointment with Whitlocks: Tel. 01736 369296

## DIRECTIONS

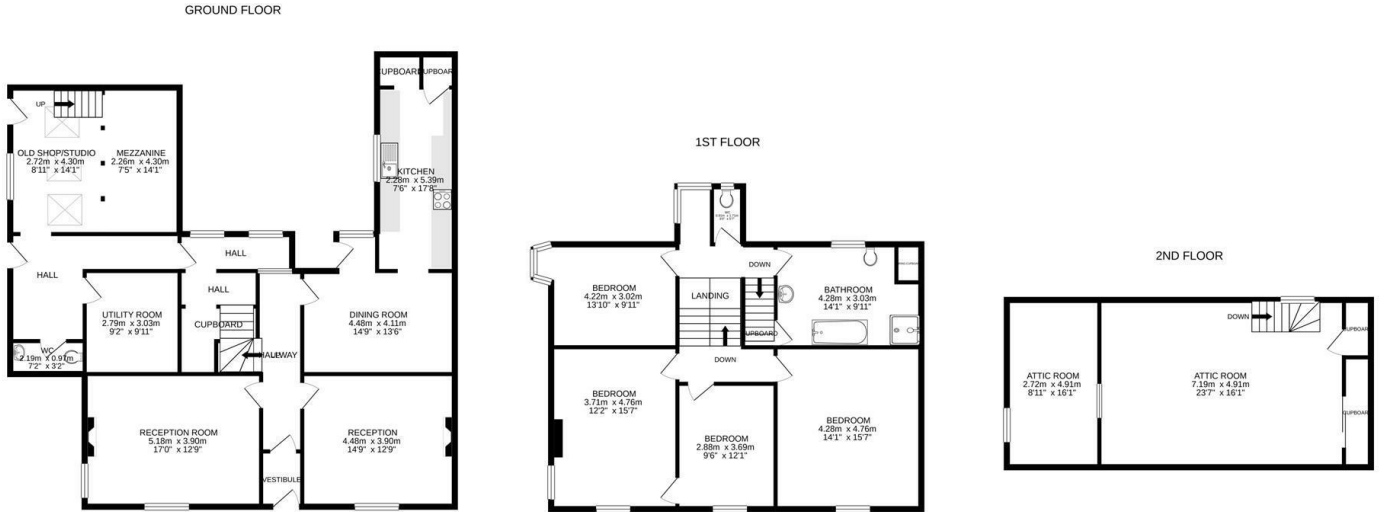
Driving on the A30 Westbound, at the Newtown Roundabout take the 2nd exit onto Newtown lane. After approximately 1/2 a mile turn left towards Marazion. Continue on this road onto West End and the property will be found on your left hand side directly opposite "The Godolphin".

## AGENTS NOTE - DISCLAIMER

This property is offered for sale with permission of a corporate client. We have been unable to carry out normal due diligence in respect of the contents of the sales particulars because the company whom we are acting for does not have personal knowledge of the property.



# Floor Plan



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>64</b>

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

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