



 **4**
Bedrooms

 **1**
Bathroom



A chance to acquire a charming Grade II Listed detached cottage which is divided into two by a intercommunicating door but it can be easily reverted into one. Located in a prime position within the town of Marazion and having sea views across to St Michael's Mount.

MAIN PROPERTY: THREE BEDROOMS * RECEPTION LANDING WITH VIEWS TO ST MICHAEL'S MOUNT KITCHEN / DINING ROOM * CONSERVATORY * GROUND FLOOR BATHROOM MANY PERIOD FEATURES * SEA VIEWS FROM THE FIRST FLOOR COURTYARD STYLE GARDEN * ADJOINING ANNEX: OPEN PLAN LIVING ROOM / RECEPTION AREA DOUBLE BEDROOM WITH ENSUITE SHOWER ROOM * USE OF GARDENS WITH SEA VIEWS TO ST MICHAEL'S MOUNT SEPARATE AREA INCORPORATING A SMALL COPSE AND GARAGE WITH PARKING TO THE FRONT CENTRAL POSITION * CLOSE TO MOST AMENITIES EXCELLENT OPPORTUNITY VIEWING RECOMMENDED EPC = G * COUNCIL TAX BAND = D



Asking Price £675,000
Turnpike Hill, Marazion



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	9	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Tregarthen Cottage Turnpike Hill, TR17

For more info

