



Folneth

Marazion



Folneth, West End, Marazion, Penzance TR17 0EF

A substantial mid 60's coastal home in central Marazion, just moments from the beach and enjoying exceptional views across Mount's Bay towards St Michael's Mount, offering flexible accommodation with five double bedrooms, four reception rooms together with generous gardens, parking and a detached garage.

Distances

Marazion beach – 75 yards;
Marazion village centre – 350 yards;
St Michael's Mount (via causeway) – 850 yards;
Penzance (mainline rail) – 2.8; Newlyn – 4.4;
Mousehole – 6.1; Carbis Bay – 7.3;
Sennen Cove – 12; Falmouth – 23; Truro – 26;
Cornwall Airport – 40 (via A30)

(All distances are approximate and in miles)

The Location

Marazion is one of Cornwall's most recognisable coastal towns, overlooking the sweep of Mount's Bay and the iconic tidal island of St Michael's Mount. The town combines an exceptional coastal setting with a strong sense of community and a good range of everyday amenities, independent shops, galleries, cafés, pubs and restaurants.

The wide sandy beach is easily accessible from Folneth and the sheltered waters of Mount's Bay are popular for swimming, paddleboarding, kayaking, windsurfing and family beach days. At low tide, the ancient, cobbled causeway provides pedestrian access to St Michael's Mount, while seasonal boats operate from the harbour when the tide is in. The South West Coast Path runs through Marazion, giving superb walks in both directions along the bay and towards Perranuthnoe.

Penzance offers a wider range of shops and services, schooling, the mainline railway station to London Paddington, the Jubilee Pool seawater lido and connections to the Isles of Scilly. Newlyn and Mousehole lie further around the bay, while St Ives, Carbis Bay, Porthcurno and the Minack Theatre are all readily accessible by car.





The Property

- Substantial detached mid 60's house with an attractive granite-fronted elevation
- Positioned just moments from the beach at Marazion and enjoying exceptional views across Mount's Bay towards St Michael's Mount
- Generous and versatile accommodation extending to over 2,200 sq ft
- Well suited as a permanent family home, second home or established holiday letting property
- Attractive period character combined with comfortable, practical modern living spaces
- Three principal reception rooms providing excellent family living and entertaining space
- Well-proportioned kitchen/breakfast room
- Utility room together with a ground floor shower room / W.C
- Five double bedrooms, three of which enjoy the superb views across Mount's Bay
- Family bathroom with freestanding bath and separate shower

The Gardens, Garage and Parking

- Level gardens positioned to both the front and rear
- The front garden enjoys a particularly attractive outlook towards Mount's Bay and St Michael's Mount.
- The gardens complement the scale of the house particularly well and are notably generous for such a central Marazion location.
- Driveway leading to private off-road parking in addition to a detached garage and store

Tenure, services and material information

Freehold. Mains water, drainage and electricity. Oil-fired central heating.

Council Tax: band E

Broadband: FTTP (source: <https://www.openreach.com/broadband-network/fibre-availability>)

Agents' Note

The driveway is shared with Trevarthian Vean, the property situated directly behind Folneth.

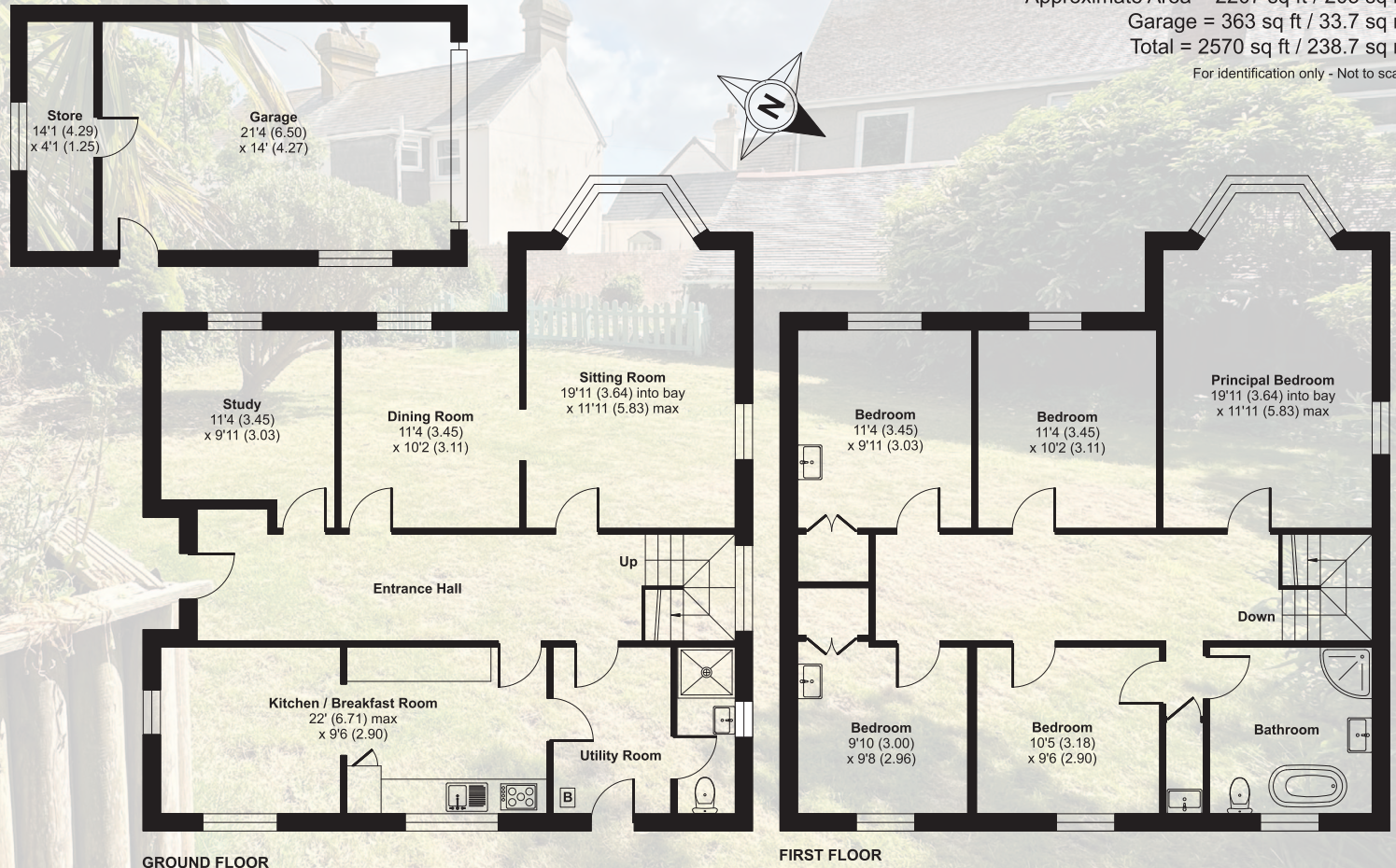
Folneth, West End, Marazion, TR17

Approximate Area = 2207 sq ft / 205 sq m

Garage = 363 sq ft / 33.7 sq m

Total = 2570 sq ft / 238.7 sq m

For identification only - Not to scale



Directions

From the Long Rock roundabout on the A30, take the turning signposted for Marazion. Continue towards the town and, after approximately one mile, Folneth is located on the left-hand side.

What3Words

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Shore Partnership Limited. REF: 1516853

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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Tim May
Director



Ben Standen
Consultant



Ben Davies
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484

Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

