




ROHRS & ROWE

Wheal Darlington,
Long Rock
Marazion
Penzance
Cornwall
TR20 9BJ

Spacious villa style residence
Generous kitchen
Views to St Michaels Mount
Sitting room and dining area
2 generous studies/ bed 4 and 5
Ground floor Guest bedroom
Principal bedroom with 2 ensuite
Magnificent vaulted first floor
sitting room
Wrap around balcony
Pottery studio
Music/ games room
beautiful gardens
Broad courtyard and Paddock
Generous oak framed double
carport and garage
Set within about 2.5 acres
EPC F
Council Tax Band G



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STUNNING PRIVATE VILLA SET IN BEAUTIFULLY LANDSCAPED GARDENS AND GROUNDS ENJOYING VIEWS TOWARDS ST MICHAEL'S MOUNT. OFFERING SPACIOUS, ADAPTABLE ACCOMMODATION WITH UP TO FIVE BEDROOMS AND A MAGNIFICENT VAULTED FIRST-FLOOR SITTING ROOM.





Set within approximately two & half acres of beautifully landscaped grounds, this exceptional country residence combines generous proportions, refined craftsmanship and an enviable setting with far-reaching views towards St Michael's Mount. Finished to an exacting standard throughout, the home has been thoughtfully designed to provide an effortless flow between elegant living spaces and the surrounding gardens. At its heart is a beautifully appointed kitchen centred around a substantial island, opening directly onto a sun terrace that creates a wonderful connection between indoor and outdoor living. The adjoining sitting and dining areas offer superb spaces for both everyday family life and entertaining. The flexible accommodation includes a ground floor bedroom suite together with two substantial studies, each of which could equally serve as additional bedrooms if required. On the first floor, a magnificent vaulted sitting room enjoys exceptional panoramic views towards St Michael's Mount and opens onto a wraparound balcony, providing a spectacular vantage point from which to appreciate the surrounding landscape. The principal bedroom suite offers luxurious accommodation with two en suite bathrooms, while a further guest bedroom suite provides equally comfortable accommodation for family and visitors.

The outstanding range of ancillary buildings includes a dedicated pottery studio, an impressive music and games room which link incredibly well with the house. In addition a generous oak-framed double carport and garage is set just off the courtyard and offers extensive storage above. The gardens are a particular highlight, having previously been selected to open as part of the National Garden Scheme. Beautifully established and thoughtfully designed, they include sweeping lawns, mature planting, a broad courtyard and a large ornamental pond. Beyond lies a paddock, all contributing to a wonderfully private setting.







ST MICHAELS MOUNT



ST IVES



MOUSEHOLE



SENNEN

LOCATION

Marazion is one of Cornwall's most sought-after coastal towns, celebrated for its sandy beach, vibrant community and spectacular outlook across Mount's Bay. Rich in history and character, its charming streets are lined with independent cafés, galleries, restaurants and artisan shops, creating a relaxed atmosphere that appeals to both permanent residents and visitors throughout the year.

Dominating the bay is the iconic St Michael's Mount, one of Britain's most recognisable landmarks. Linked to the mainland by a historic cobbled causeway. This makes a remarkable backdrop that can be enjoyed daily from this exceptional location.

A short drive away offers the celebrated harbour town of St Ives, internationally renowned for its golden beaches, thriving arts scene and exceptional quality of light that has inspired generations of artists. Home to Tate St Ives, the Barbara Hepworth Museum and an abundance of independent galleries, boutiques and acclaimed restaurants, it offers a unique blend of culture and coastal living. Together, Marazion, St Michael's Mount and nearby St Ives represent some of Cornwall's finest scenery and most desirable destinations, perfectly balancing natural beauty, heritage and an enviable lifestyle.





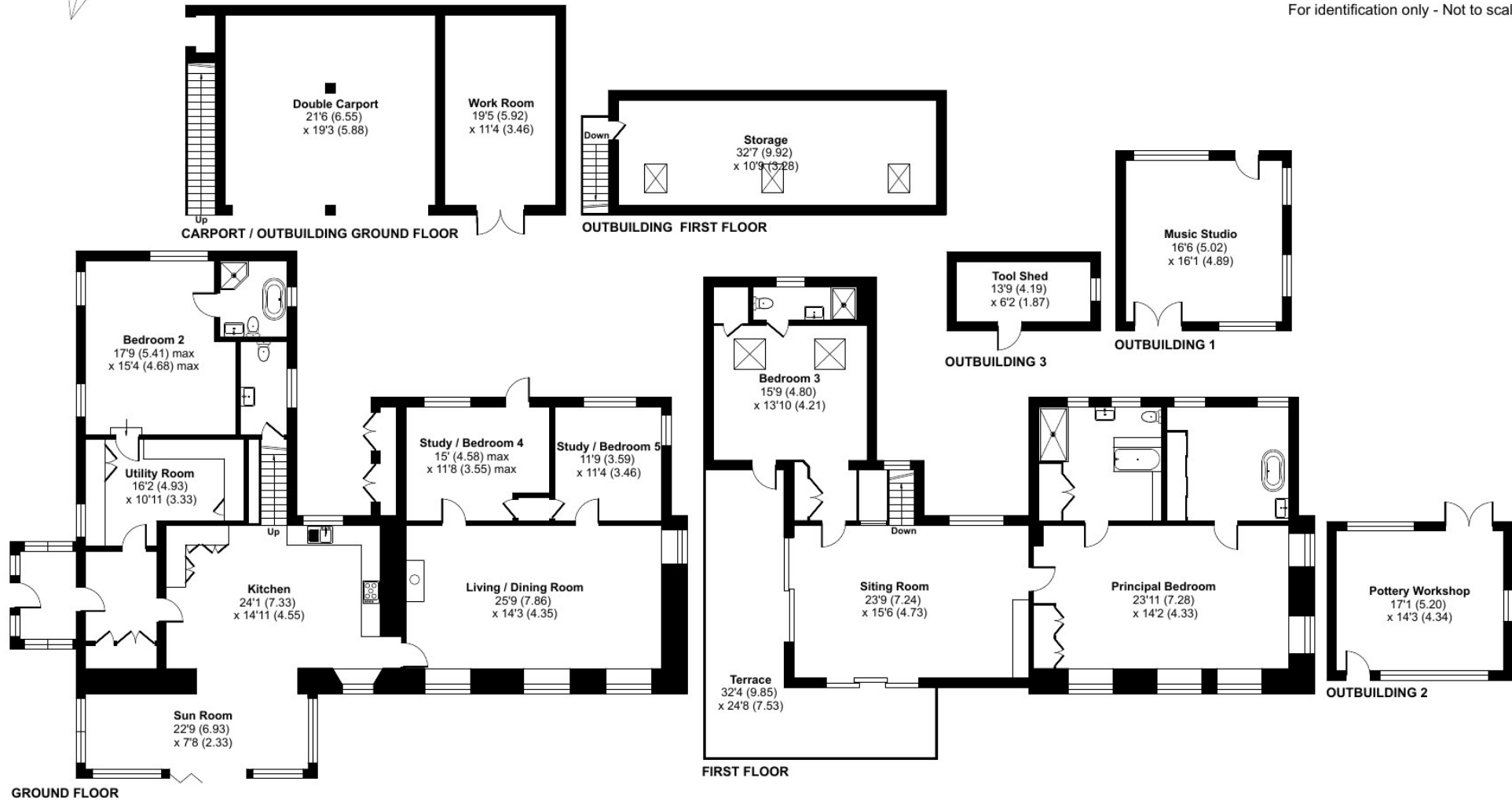
Wheal Darlington, Long Rock, Penzance, TR20

Approximate Area = 3459 sq ft / 321.3 sq m (excludes double carport)

Outbuildings = 1161 sq ft / 107.8 sq m

Total = 4620 sq ft / 429.1 sq m

For identification only - Not to scale





Services: Private drainage. Mains Electricity. Mains water. Ground source heating

Directions: What3words ///interview.beams.passwords

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