

Property launch - 27th September 2010
Castle Gayer, Leys Lane, Marazion, South West Cornwall
Price: £2,750,000

Opportunity to own the keys to the castle with this view...

NCT, **team** estate agent in Penzance is delighted to bring to the market Castle Gayer, a unique Victorian property situated on its own peninsula giving 180 degree uninterrupted sea views including St Michael's Mount, in the mild climate of Marazion, South West Cornwall.



The property stands on the site of a medieval castle and is understood to have been built in 1872 from the granite of the former castle. Sitting in around three quarters of an acre with the sea wall forming half of its boundaries with National Trust-owned sea shore, Castle Gayer is south-facing and has seven double bedrooms as well as its own direct access onto good, safe, relatively secluded beaches.

Internally, Castle Gayer is extensive. A welcoming granite portico leads through the front door into the hallway with Victorian mosaic tiled floor and other original features. A half glazed stained glass door leads into the main hallway with features and doors to the cloakroom, separate WC, office with fitted cupboard and the large dining room with open fire and marble surround. The kitchen is fitted with inset hob and canopied extractor, double oven and walk-in pantry and there is a second cloakroom and more cupboards in the enclosed courtyard/ utility. Above this are two bedrooms, each with eaves storage, wooden blinds and sea and beach views as well as en-suites, each fitted with a four piece suite and separate shower cubicle, including one double.

Doors from the main hallway also lead to the first reception room, 22' into the bay window with views of the sea and St Michael's Mount, wood panelling, window seat, open fireplace with marble surround and ceiling features. The library also boasts an open marble fireplace as well as fitted shelves and cupboards and French doors into the conservatory. A 14' bathroom with cast iron fireplace and walk-in shower leads to a dressing room, formerly a bedroom, fitted with wardrobes and a hatch leading to the cellar. The third bedroom is fitted with wardrobes and cupboards with French doors into the conservatory; 30' and fully double glazed, the double-bay conservatory has a Victorian canopied roof, polished granite floor, doors leading outside and views on four sides across St Mount's Bay.

Adjoining this is the hallway of the west wing, with a door to the garden, wood panelling and a half glazed stained glass door to an outer hallway with Victorian tiled floor, features and a door to the external porch. The second reception room has an open fireplace and enjoys views towards St Michael's Mount through its wooden sash bay windows and across Marazion towards Penzance to the side. The fourth bedroom has views to Penzance, the second bathroom is fully tiled and fitted with a four piece suite and shower cubicle, and the third cloakroom is fitted with cupboards on two walls. In the breakfast room/ fifth bedroom is a sandstone fireplace and in the study/ sixth bedroom the fireplace is tiled with a marble surround. Both of these rooms also boast features and views. The service room/ second utility is fitted with a range of units as well as two-ring Aga supplying hot water to the west wing, and two pantry cupboards.

The landing on the first floor of the west wing is fitted with wardrobes and leads to a shower room and the seventh double bedroom.

Castle Gayer provides parking for several vehicles as well as a detached double garage with electric door. Further driveway leads to a second double garage, attached with door to WC. The walled gardens to the rear are lawned and bordered by established plants, shrubs and fruit trees. There is a wooden summerhouse, vegetable garden and greenhouse. The garden to the side provides access to Marazion Harbour while a gate to the rear leads directly to the beaches, and the Grade II Listed folly in the garden reflects the history of the site, with its castellated top.



Nick, sales manager at NCT, team estate agent in Penzance, said: "Castle Gayer is a truly wonderful and unique property, with plenty of flexible accommodation and period features as well as lovely gardens, direct access to beaches and amazing panoramic views that are absolutely stunning. It would ideally suit someone looking for a retreat or a home/business lifestyle as well as families - including boat-owners, keen swimmers and those looking to buy a shared property with pooled equity. Whoever the new owners are, they will never get tired of living there."



For further information, pop into NCT at 3 The Greenmarket in Penzance, call them on 01736 331122 or visit www.nctpenzance.co.uk or www.teamprop.co.uk.

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Digital images are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK, with hundreds of members. Westcountry **team** covers Cornwall, Devon and West Dorset, and consists of 68 members at this time, all of which work together to sell property for clients, and are actively committed to their nominated charity,

Macmillan Cancer Support. **team**'s 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

For further information, please contact:

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