

Penn Croft Helston Road Praa Sands, TR20 9AA







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Welcome to this beautifully finished four bedroom detached new build, ideally located just moments away from a sandy beach and The Welloe. Designed for flexible living, this property includes a fifth bedroom/office that serves perfectly for guests or as a home workspace as well as an orangery which is light and airy throughout. The spacious living room provides a relaxing environment to unwind after a long day while the expansive kitchen/diner is a perfect social hub for entertaining friends and family. The kitchen features ample storage and a large island that offers plenty of worktop surface, making it a great gathering spot during social events. The dining area, spacious enough for a large dining table, keeps you connected with everyone around. Upstairs, the family bathroom is finished to a modern standard, complete with both a separate bath and shower as well as four well-proportioned bedrooms provide ample space, with the master bedroom further enhanced by an ensuite. Outside, the garden boasts plenty of off road parking, a lawned garden, and a patio area to the rear, ideal for alfresco dining. Additionally, there is potential to further improve the property with planning permission already secured for a detached garage, detailed under planning reference number PA22/00125.



The Mather Partnership, Offices in Helston & Hayle

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Offers In Excess Of £650,000

Location

Praa Sands is a hugely sought after location with a stunning mile long stretch of sparkling white sandy beach backed by sheltering dunes, after a day on the beach why not go for an evening walk along the shoreline where you can enjoy watching the surfers and the sunset. There is a well regarded Golf Course and leisure centre offering an indoor pool and gym facilities for members. The village also boasts a range of eateries including the iconic Sand Bar where you can enjoy a delicious Mediterranean style meal with a panoramic view of the sea. There is also a range of fabulous independent shops including the recently opened and well stocked general store and deli.

Accommodation

Entrance Hallway
Living Room
Study
Kitchen/Diner
Utility Room
W/C
Orangery

Stairs to Landing

Bedroom One with En-Suite

Bedroom Two

Bedroom Three

Family Bathroom

Bedroom Four

Outside

This garden is primarily laid to lawn, offering a spacious area for outdoor activities. It also features a low maintenance patio, ideal for outdoor seating and al fresco dining. The combination of lawn and patio provides a perfect balance of greenery and convenience.

Parking

The blocked paved driveway provides off road parking for several vehicles

Warranty

The property will benefit from the remainder of a 6 year architect certificate.

Services

Mains water and electricity. Private drainage. Air source heating.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band- TBC**Agents Note One**

Perspective purchasers should be aware that conditional planning permission has been granted for a garage with the following reference number - PA22/00125.

Agents Note Two

Perspective purchasers should be aware that conditional planning permission has been granted with the following reference number PA22/06941.

Agents Note Three

Some of the images have been virtually furnished for identification purposes only.

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

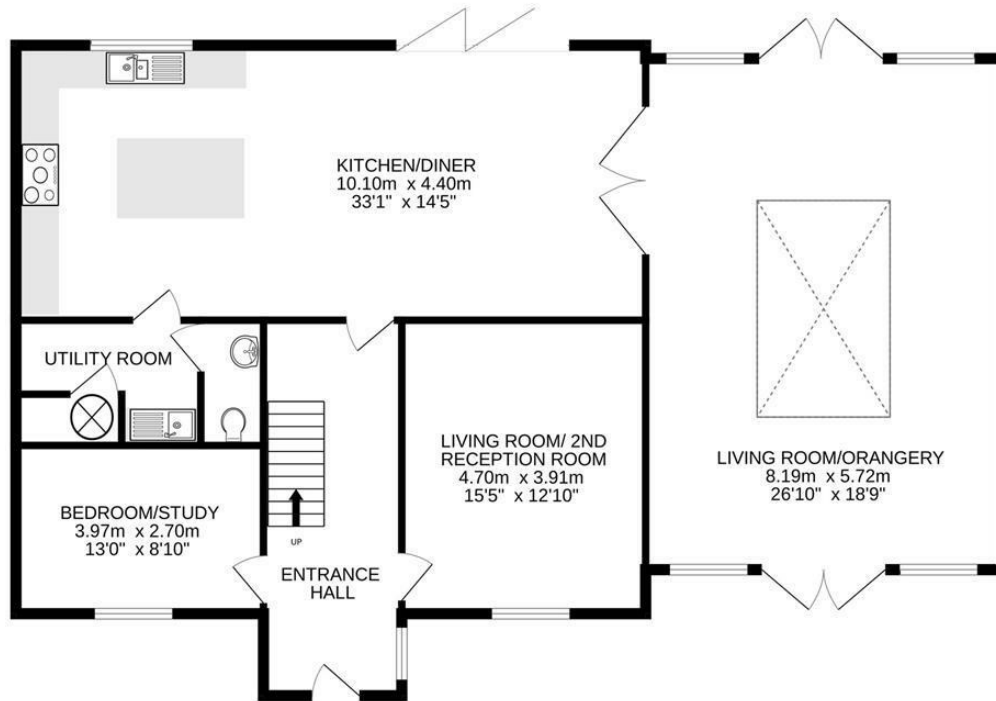
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

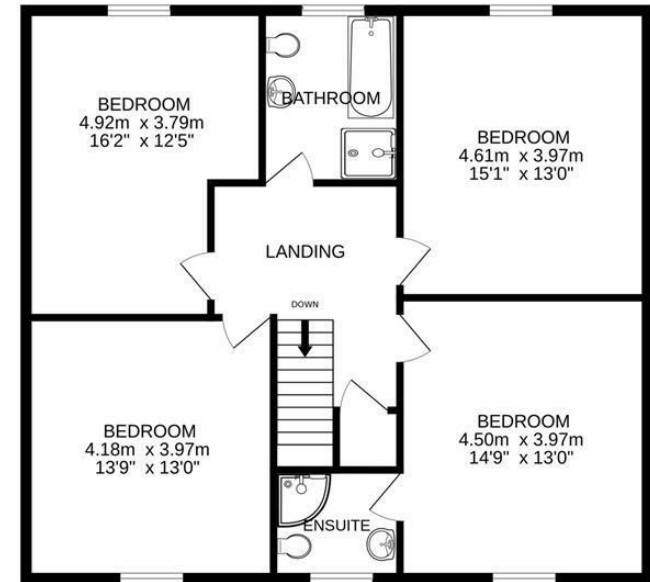
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

