

West Acre, Helston Road Praa Sands, TR20 9AA







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What an incredible opportunity, this spacious four bedroom detached home with a one bedroom annexe offers the perfect blend of flexibility, lifestyle, and location, just moments from the beach.

At the heart of the home is the generous kitchen/diner, with an electric AGA, designed with entertaining in mind. It boasts a wealth of storage units and ample worktop space, making it ideal for preparing family meals or hosting gatherings with friends. The bright and airy living room is a welcoming space to unwind, with sea views that create a stunning backdrop and doors opening directly onto the patio area. A versatile family room/bedroom on the ground floor offers additional living space or an extra bedroom depending on your needs, while a spacious downstairs bedroom benefits from built-in storage and easy access to a stylish bathroom with both a separate bath and shower, providing the feel of an en-suite. The original kitchen has been transformed into a large utility room, offering further storage and practical space, while the garden room at the rear provides the perfect spot for potting plants, tackling DIY projects, or simply shedding sandy beach gear after a day by the sea.

Upstairs, three bedrooms await, one featuring built in wardrobes, its own WC. The family bathroom is well appointed, and a unique addition is the built in sauna, ideal for relaxing after a long day at work or a fun filled day at the beach.

Outside, the beautifully landscaped garden wraps around the property, with a large lawn with a front patio perfect and summerhouse for al fresco dining, barbecues, or garden games. To the side, raised planters offer space for growing vegetables, fruit, or colourful blooms. Adding even more appeal is the fully self contained one bedroom annexe, ideal for multi-generational living, visiting guests, or as a potential income opportunity.

This is a rare and exciting chance to secure a flexible coastal home in an enviable location!



The Mather Partnership, Offices in Helston & Hayle

Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide Price £795,000

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

- Garden Room
- Utility Room
- Kitchen/Breakfast Room
- Sunroom/Entrance Hall
- Inner Hallway
- Sitting Room
- Bathroom
- Bedroom One with Ensuite and Built in Wardrobes
- Family Room/Bedroom Two
- Stairs to Landing
- Bedroom Three with Ensuite Toilet and Built in Cupboards/Store Room

- Bedroom Four with Built in Shelves/Wardrobe
- Bedroom Five/Office
- Bathroom
- Sauna

Annexe

Set within the garden, the detached single storey onebedroom ann exe offers stylish and self contained accommodation. The light filled living area flows seamlessly into a well equipped kitchen/breakfast room with fitted units and space for freestanding appliances, all warmed by underfloor heating. To the rear, a generously sized bedroom benefits from its own modern en-suite, creating a comfortable and private retreat.

Open Fronted Garage with Logstore

This property benefits from a spacious double carport, providing covered parking for two vehicles and protection from the elements. Adjacent to the carport is a useful storage area with mezzanine platform, ideal for housing tools, bikes, or garden equipment. With electricity connected, it offers added convenience and versatility, whether for practical day to day use or potential workshop space.

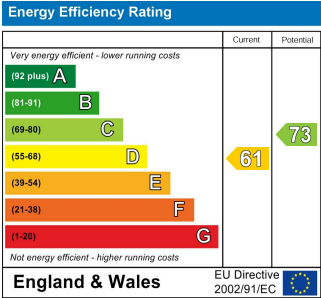
Parking

Providing off road parking for several vehicles.

Outside

The gardens are truly the showpiece of this charming home, thoughtfully designed to combine beauty and functionality. A mix of well kept lawns, vibrant flower beds, and productive vegetable plots are bordered by mature hedging, creating a sense of privacy and seasonal colour. Highlights include a, agapanthus displays, a summer house, greenhouse, potting shed and cold frames, perfect for green fingered enthusiasts. A sheltered patio to the rear offers a quiet retreat, while the expansive sun terrace at the front enjoys a glorious south-facing aspect with panoramic views across Praa Sands, making it an ideal spot to relax or entertain.





Services

Mains water, electricity and Private Drainage. Oil Fired Central Heating. Owned Solar Panels.

Council Tax Band- F**What3Words**

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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/>



West Acre Helston Road, Germoe, Cornwall

Main House internal area 2,694 sq ft (250 sq m)

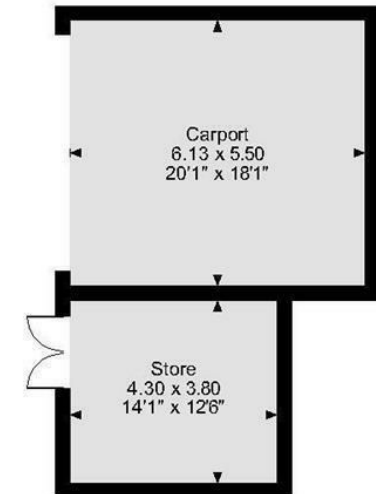
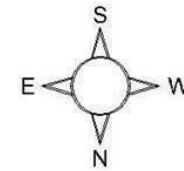
Carport internal area 363 sq ft (34 sq m)

Store internal area 176 sq ft (16 sq m)

Annexe internal area 432 sq ft (40 sq m)

Total internal area 3,665 sq ft (340 sq m)

Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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