

12 Steppy Downs Road St. Erth Praze, TR27 6EF







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Situated in the picturesque setting of Steppy Downs Road, St. Erth Praze, this incredibly spacious and flexible detached family residence offers a unique opportunity for those seeking a blend of comfort and potential. With seven generously sized bedrooms and three well-appointed bathrooms, this home is perfect for larger families, those who enjoy hosting guests or those looking for multi-generational living. The property boasts three reception rooms, providing ample space for relaxation and entertainment. The good-sized wrap-around gardens enhance the outdoor living experience, allowing for delightful family gatherings or quiet moments in nature. Additionally, the presence of a timber summer house and workshop adds to the charm and functionality of the outdoor space. One of the standout features of this residence is its superb potential for a two to three-bedroom annexe, making it an ideal choice for multi-generational living or as a rental opportunity. The property also offers parking for up to ten vehicles, ensuring convenience for family and visitors alike. Situated in a wonderful rural position, this home is within close proximity to the stunning coast and the surrounding countryside, providing endless opportunities for outdoor activities and exploration. This property truly embodies the essence of family living in a serene and beautiful environment. Don't miss the chance to make this remarkable residence your own.



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Guide price - £625,000

Location

The property is situated in the rural hamlet of St Erth Praise, just outside of the thriving coastal town of Hayle. The town itself provides many amenities and is becoming one of the most sought after towns within West Cornwall. There is a train station providing national rail links as well as providing easy local access to St Ives, Penzance and Truro. The North coast is a huge draw for Hayle. The beaches are world class, as is the surf! There are numerous beach choices nearby to include Hayle beach, Gwithian & Godrevy to mention just a few. There are good transport links via the A30. The major towns of Penzance, Helston, Camborne, Redruth and Truro are all within easy reach by road. There is a great selection of supermarkets and individual boutique shops, restaurants and cafes. Its a fantastic place to live.

Accommodation

GROUND FLOOR

- Conservatory/entrance porch
- Hallway
- Living room
- Kitchen dining room
- Sun/garden room

- Study
- Shower room
- WC
- Living room two
- Utility room
- Bedroom
- Bedroom
- Bedroom
- Shower room
- FIRST FLOOR**
- Balcony
- Bedroom
- Bedroom
- Bedroom
- Bedroom
- Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(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		

Outside

The property benefits from good size gardens that wrap around the property and provide wonderful spaces enjoying great hours of sunshine as well as countryside views. To the front elevation there is a generous off road parking area, laid to loose stone chippings and providing off road parking for several vehicles. Gated access leads to the rear garden, with one side area laid to lawn and mature trees. The rear garden is a wonderful space, featuring large open lawn with patio decking areas. There is a good size timber summer house and workshop.

Services

Mains water and electricity. LPG and electric heating. Septic tank drainage. Freehold tenure.

Agents Note

Please note that the paddock area the other side of the fence and gates to the rear elevation does not belong or come with the property.

Council Tax Band-E**What3Words**

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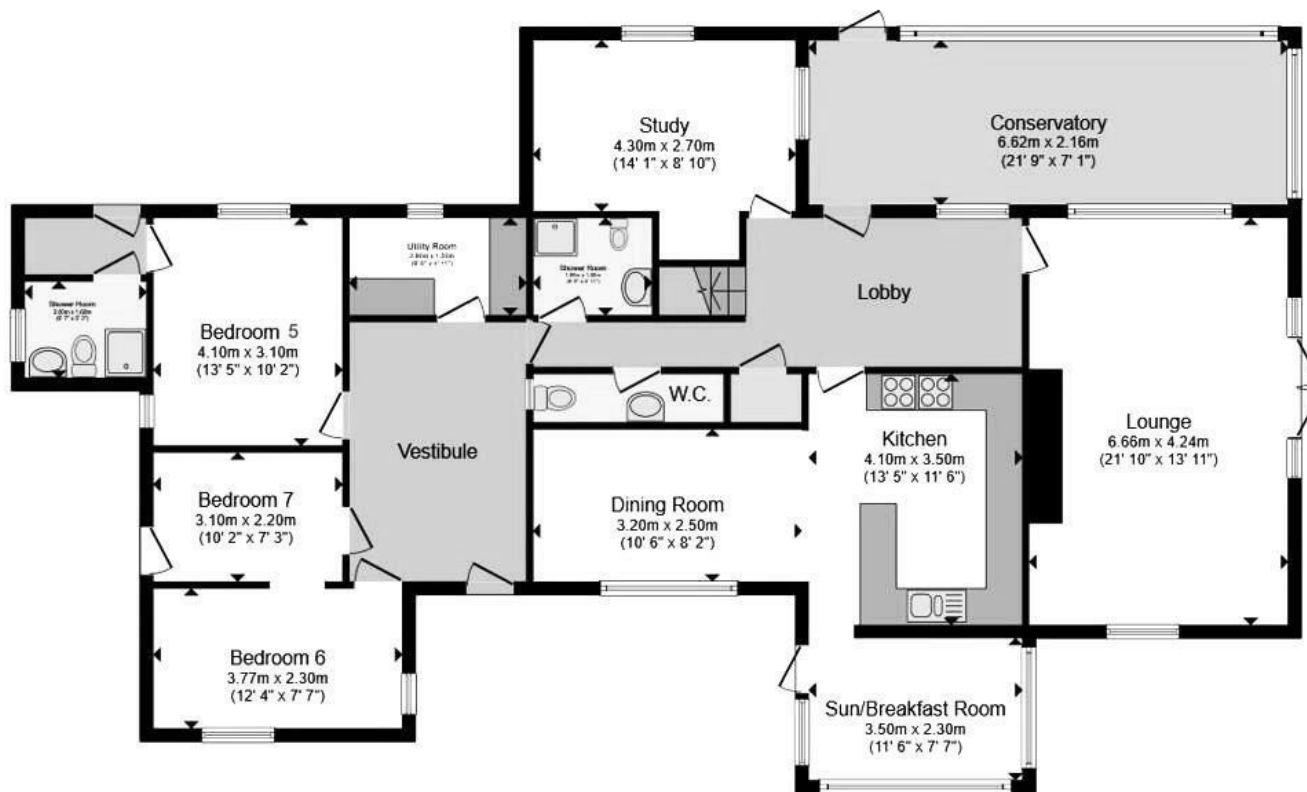
Anti Money Laundering Regulations – Purchasers

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.

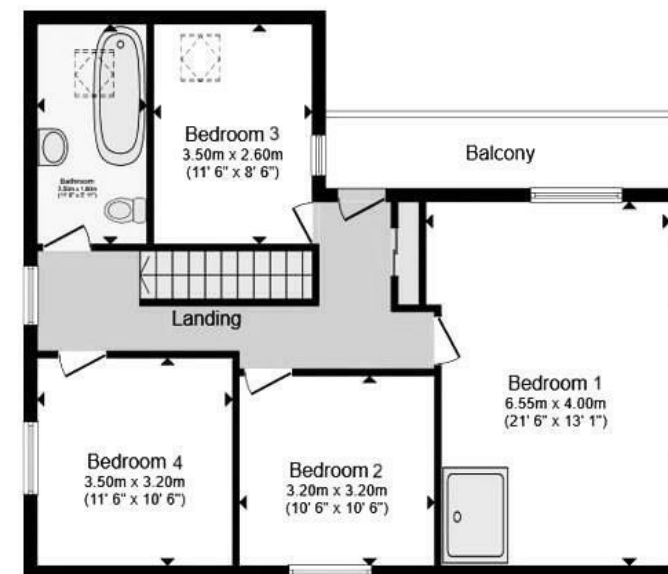
Proof of Finances

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.





Ground Floor



First Floor

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.

