



## Leddra Trewartha Road, Praa Sands, Penzance, TR20 9ST

Guide price £1,175,000

A spacious and well presented south facing 4-bedroom residence, with exceptional panoramic views over the beautiful Praa Sands beach and the coastline beyond.

Leddra is situated in an excellent elevated position on a large plot, only a short distance from Praa Sands Beach. The property has seen considerable improvements to throughout during our vendors ownership, creating a bright, spacious and well thought out home.

On entering, to the left of the porch way is spacious dining room which leads through to the impressive living room 22'11 x 14'1 complete with a lovely wood burner. Connected from the living room is the excellent sun room which provides exceptional panoramic sea and coastal views from nearly all angles. A modern and well appointed kitchen, with a dual fuel electric & gas range cooker, sits in the centre of the property and just off from this is the useful utility room, which in turn leads through to the large double garage. The master bedroom en suite is an excellent size and provides wonderful sea views from its large bay window. There are 3 further bedrooms, all of a good size, and a family bathroom to service them.

Outside and to the rear is a spacious sunken courtyard complete with a pizza oven - perfect for entertaining. To the side of the courtyard is a handy workshop / study which could be converted to be an office. Throughout the plot, there are numerous places to enjoy the sun and sea views. There is a large and elevated lawn area above the rear courtyard and to the front there are many spots to follow the sun and enjoy unrestricted panoramic views. In addition to the garage there is ample off road parking for numerous cars.



## Location

Leddra sits just above and only a short distance away to Praa Sands Beach - a beautiful mile of golden sands on the south-west coast, bordered by wild headlands and backed by grass-topped sand dunes. The beach is a popular choice for families who seek safe swimming and for surfers of all levels who revel in the Atlantic swells. By the beach, The Welloe and Stonesreef provide idyllic locations to grab food and drink, with their panoramic sea and coastal views. Praa Sand's location on the South Coast means there are a plethora of other nearby options to enjoy the water and plenty beaches to visit. Porthleven has its own beach which provides safe swimming. Further down the coast towards Penzance are a number of intimate coves and beaches such as Rinsey Cove & Prussia Cove - providing idyllic swimming spots and coastlines to explore via SUP or kayak.

Nearby Helston can provide the majority of your shopping requirements with it's 3 supermarkets and popular high-street. Heading west you can find the historic towns of Penzance and Mousehole with their pretty harbours. St.Ives is often referred to as the "jewel in the west" is also within easy reach and this historic town also provides plenty of stunning beaches, restaurants and activities to enjoy.

## Distances

Praa Sands Beach: 0.3 Miles • Rinsey Cove: 3 Miles • Prussia Cove 3.5 Miles • Porthleven: 5 Miles • Marazion: 4.5 Miles • Helston: 6 Miles • Penzance: 8.5 Miles • St Ives: 13 Miles



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy A	Energy A	Energy A	Energy A
Energy B	Energy B	Energy B	Energy B
Energy C	Energy C	Energy C	Energy C
Energy D	Energy D	Energy D	Energy D
Energy E	Energy E	Energy E	Energy E
Energy F	Energy F	Energy F	Energy F
Energy G	Energy G	Energy G	Energy G

Energy Efficiency Rating: 74  
Environmental Impact (CO<sub>2</sub>) Rating: 74

