



Blue Yonder

Praa Sands





Blue Yonder, Treweloe Road, Praa Sands, Penzance TR20 9SU

This remodelled and renovated seaside villa is perched high above Praa Sands, offering stunning uninterrupted views of the bay from all principal rooms and its extensive balcony and terracing. Designed with reverse-level living, the upper floor features a stylish open-plan living room that frames the sweeping coastal panorama creating the perfect setting for a Cornish coastal escape.

The Location

Blue Yonder is located towards the end of a no-through road and enjoys an elevated position overlooking Praa Sands beach – a breathtaking mile of golden sand framed by wild headlands and grass-topped dunes. Popular with families and surfers alike, Praa Sands' prime south coast location makes it an ideal base for exploring west Cornwall's gems, from the secluded coves of Rinsey, Prussia Cove and Perranuthnoe to the picturesque harbour town of Porthleven with its excellent dining scene. Nearby Helston offers convenient shopping, while heading west brings you to historic Marazion and Penzance, gateway to Newlyn and Mousehole. St Ives and Carbis Bay are also within easy reach with their stunning beaches, vibrant art scene and world-class restaurants.



The property

- Stunning coastal home
- Elevated position enjoying staggering and world class coastal and beach views
- Walking distance of the beach and South West Coast path
- Positioned towards the end of a no-through road, therefore enjoying a traffic-free setting
- Originally built in 1925 and cleverly remodelled and extended in 2016-18
- Impressive vaulted and beamed reception hall
- Stunning open plan living space enjoying the uninterrupted and elevated panoramic sea and coastal views:
 - Double aspect sitting room with vaulted ceiling, real-flame 'woodburner' and access to the full width balcony
 - Double aspect dining room enjoying the views and accessing the balcony whilst enjoying the south easterly view along the rugged coastline to the iconic house on Rinsey Head
 - Well-appointed kitchen with fitted appliances and south westerly sea views
- Double bedroom with fitted wardrobe
- Shower room

- Lower ground floor hall with fitted wardrobe and access to the front terrace
- Triple aspect master bedroom with stunning sea views, access to the terrace, fitted wardrobe and en suite
- Triple aspect guest bedroom with stunning sea views, access to the terrace, fitted wardrobe and en suite shower room
- Study / bedroom 4
- Utility room
- WC

Outside space, garage and parking

- Full width balcony enjoying the stunning views
- Extensive terrace with hot tub enjoying the elevated coastal views
- Two parking spaces with EV charger
- Single garage with storage room below
- Landscaped terraced gardens
- Outside shower

What 3 Words

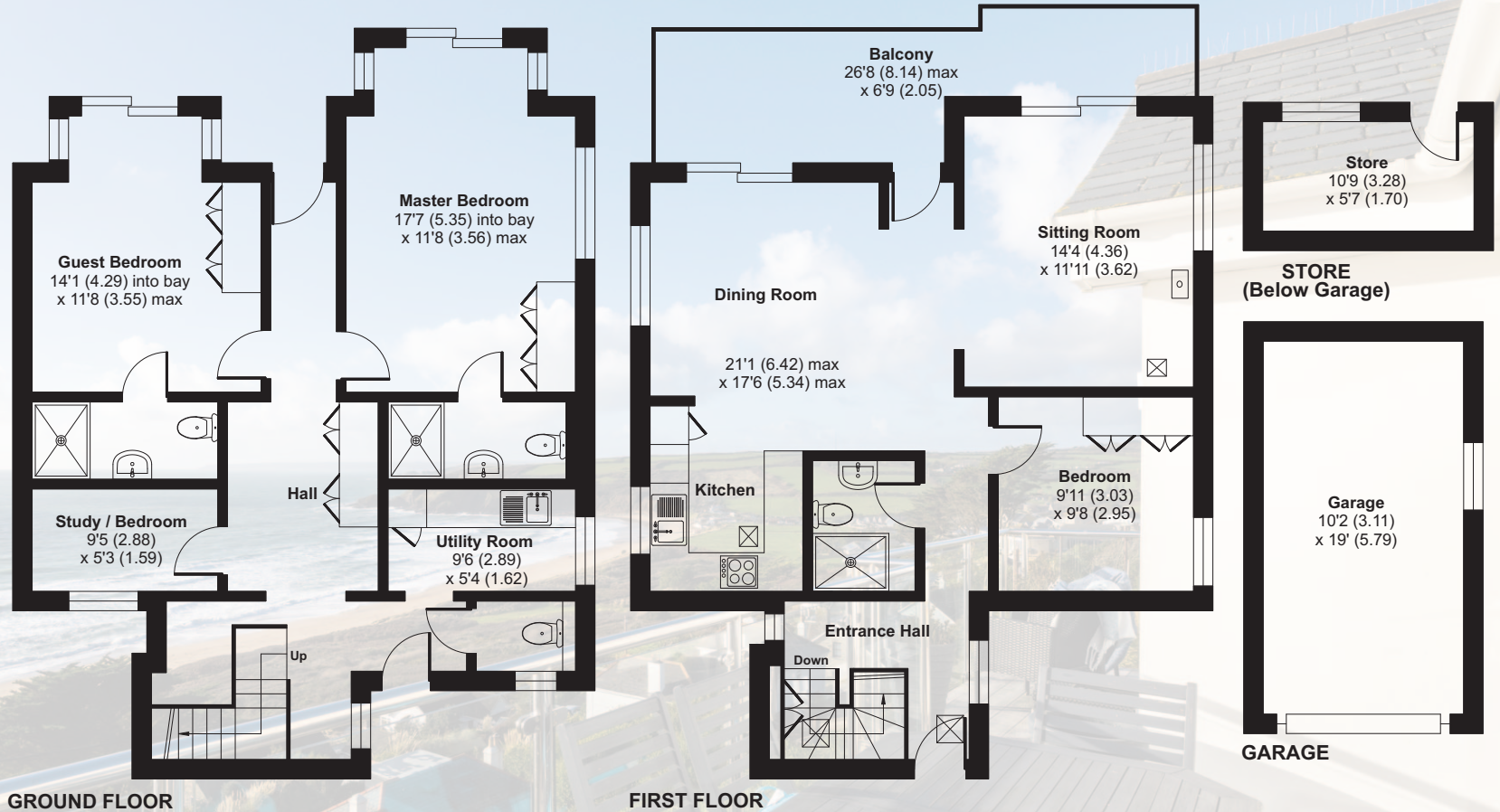
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Main House = 1496 sq ft / 138.9 sq m
Total = 1750 sq ft / 162.5 sq m (includes garage & outbuildings)

For identification only - Not to scale



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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Shore Partnership Limited. REF: 1393593

FIRST FLOOR

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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Distances

Praa Sands beach - 550 yards; Rinsey Head (via South West Coast path) - 1.8; Prussia Cove - 3.5; Perranuthnoe - 4; Marazion - 5; Porthleven - 5; Helston - 6.5; Penzance (mainline rail) - 8.3; Mousehole - 13; St Ives - 14; Truro - 25; Cornwall Airport (Newquay) - 41.7

(All distances are approximate and in miles)

Tenure, services and material information

Freehold. Mains water and electricity. Private drainage (installed 2018). LPG-fired central heating (installed 2017). EV charging point.

Council Tax: band D

Broadband: Full Fibre (FTTP) available (source: <https://www.openreach.com/broadband-network/fibre-availability>)

Directions

From Helston travel approximately six miles west on the A394. At the village of Germoe turn left into Pengersick Road. Follow this road for approximately 0.3 miles and take the fourth turning on the left into Treweloe Road. Travel to the end of the lane and Blue Yonder is the last house on the seaward side.





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WHERE YOU LIVE MATTERS

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