



Chy An Dour Road, Praa Sands

The Type of Coastal Location Which Will Make You Fall in Love With Cornwall All Over Again

Guide Price £850,000

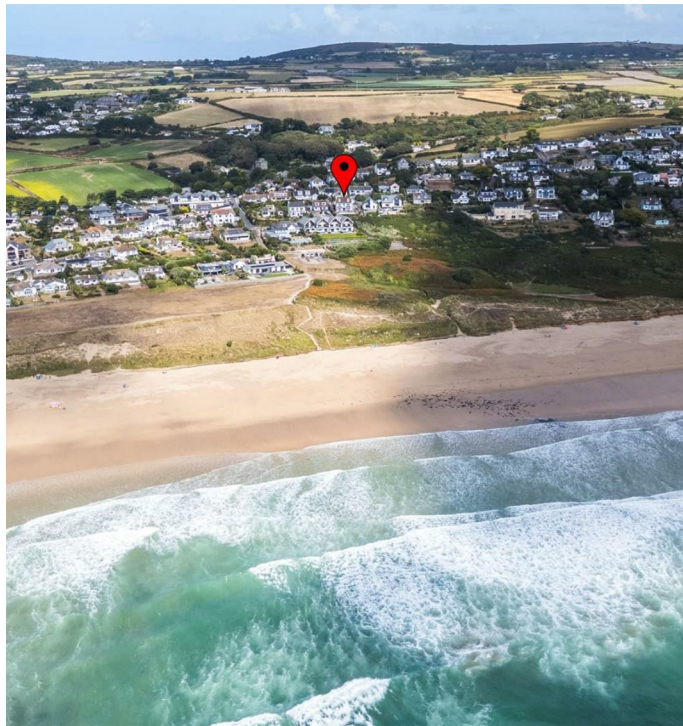
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Could This Praa Sands Residence Be Your New Home?

Guide Price £850,000

Does coastal living get any better than this? We don't think so! Nestled within a short five-minute or so stroll to the pristine, white sands of Praa Sands Beach, with the South West Coast Path even closer, awaits this exceptionally spacious and versatile five-bedroom detached home, boasting breathtaking sea views that look like they're straight off a postcard. Full of period charm, the property offers wonderfully generous room proportions, with its south-westerly aspect filling the home with an abundance of natural light. Outside, the property continues to impress with a fabulous garden, a large garage/ workshop, and off-street parking for multiple vehicles. Whether you're seeking a large family home, or a holiday retreat big enough to accommodate all your friends and loved ones, this property is truly something special.





The Property

It's always a luxury to have options, and this home delivers options from the moment you arrive. When it comes to parking, choose between the garage, the rear driveway, or the convenient off-street parking at the front – a dream for growing families with multiple vehicles, or for enthusiasts with a passion for cars.

Let's begin at the front, where steps guide you beneath a charming trellis archway into the garden. A mix of neat lawn and a beautifully elevated patio terrace sets the tone – the perfect stage for summer barbecues, a glass of wine with friends, and soaking in those ever-present sea views. It's the kind of setting where entertaining comes effortlessly, and where guests will never want to leave. Draw your eyes away from the sea views, and the property itself makes a striking first impression: grand, double-fronted, and instantly imposing. Shall we step inside?

Step through the welcoming entrance hall and you'll find the accommodation unfolding around you. To the left, the sitting room captures attention with its sweeping feature windows – framing views so captivating you'll struggle to look away. Period character shines through in every detail: high ceilings, picture rails, ornate coving, an elegant ceiling rose, and a statement fireplace that anchors the room with timeless charm.

The dining room mirrors this sense of grandeur, enjoying the same outlook and



architectural detailing – a space well suited for family meals or formal entertaining. At the rear, the kitchen–breakfast room combines practicality with country elegance, fitted with a handcrafted farmhouse-style wood kitchen, luxurious granite countertops, and a striking 'Alpha' black enameled oil-fired range. A walk-in larder adds functionality, while the adjoining rear porch doubles as a practical boot room and utility space.

Completing the ground floor is a cloakroom and a dedicated home office – ideal for modern living, whether you're 'working from home' or simply pretending to!

Over the next two floors, the home opens up to five inviting bedrooms, most of which frame spectacular sea views – the kind you'll look forward to waking up to each morning. The principal bedroom feels like a sanctuary, with its expansive en-suite bathroom and cleverly designed built-in storage. A stylish family bathroom and an additional WC complete the accommodation.

Outside

The garden wraps around the property, with the main areas being to the front and side – this part patio, part lawned and enjoys some of the best sea views we've seen for a long time. Heading around the other side of the house is a pathway and shed, ideal for storing paddleboards after a day out at the nearby beach, then steps go up to another patio area and further steps up to the driveway with space to park multiple vehicles and large garage workshop, perfect for tinkering around and perhaps hobbies.



The Location

Praa Sands is one of Cornwall's most desirable coastal locations, celebrated for its sweeping mile of white sand and panoramic ocean vistas. The beach is a favourite with swimmers and surfers, while the South West Coast Path offers spectacular walks in both directions along the rugged coastline.

The village itself provides a selection of local amenities, including a beachside café and bar, with Helston, Penzance, and St Ives all within easy reach for a wider range of shops, restaurants, and cultural attractions.

Helston:

(According to Google: 15 Minute drive away)

This historic market town is often described as the gateway to the Lizard Peninsula. With a rich heritage and a strong sense of community, it offers an excellent range of local amenities including supermarkets, independent shops, cafés, restaurants, and well-regarded schools. The town is famous for its annual Flora Day celebrations, a centuries-old tradition that brings the streets alive with music and dancing each May.

Penzance:

(According to Google: 21 Minute drive away)



Penzance is a vibrant harbour town on Cornwall's south coast, known for its historic architecture, artistic community, and spectacular views across Mount's Bay towards the iconic St Michael's Mount. The town combines a lively cultural scene with a strong selection of practical amenities, including national retailers, independent shops, cafés, restaurants, and excellent transport connections by rail and road. Balancing character, convenience, and coastal beauty, Penzance remains one of Cornwall's most popular places to explore.

St. Ives:

(According to Google: 30 Minute drive away)

St Ives is one of Cornwall's most celebrated coastal towns, renowned for its white sandy beaches, turquoise waters, and internationally recognised art scene. The town is home to the Tate St Ives, the Barbara Hepworth Museum and Sculpture Garden, and a thriving community of galleries, making it a true cultural landmark. Alongside its artistic reputation, St Ives offers a vibrant selection of restaurants, cafés, and boutique shops, all set against the backdrop of its picturesque harbour and narrow cobbled streets. The town's beaches, including Porthmeor, Porthminster, and Carbis Bay, are consistently ranked among the best in the UK, attracting both surfers and families.

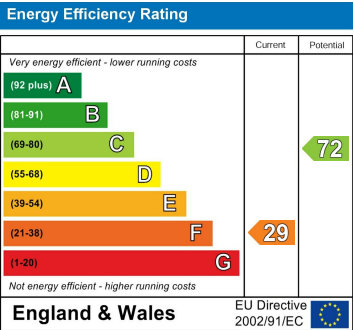
Useful Information

Local Authority: Cornwall Council



Council Tax Band: D (with effect from 01 April 1993)
 EPC: 29F (valid until 28 August 2034, potential 72C)
 Construction: Pot blocks rendered and painted. Concrete tiled roof. Mundic Test letter from 2003 confirming the property is classified as Grade A, and forms a suitable security for normal advance (found to be sound and acceptable for mortgage purposes)
 According to Cornwall Council Interactive Maps, the property is not in a conservation area, and neither is it a listed property

According to Ofcom Mobile Signal Checker, it is likely at this address that: 02 and Vodafone have good outdoor and in home reception. EE variable outdoor reception.
 According to our sellers, the property is in an area of outstanding natural beauty
 Services: Mains electricity and water. Private drainage. Oil heating.
 According to Ofcom Broadband Checker, it is likely that ultrafast broadband could be available at this location, with download speeds upto 1800 Mbps, and upload speeds upto 1000 Mbps.
 Parking: Garage, Rear Driveway, Front Parking Space

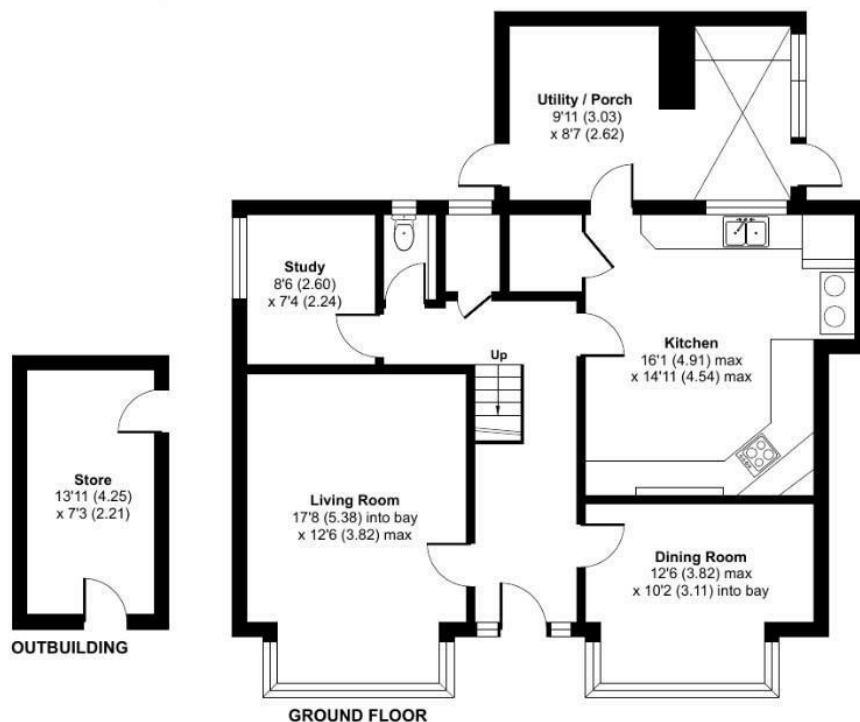
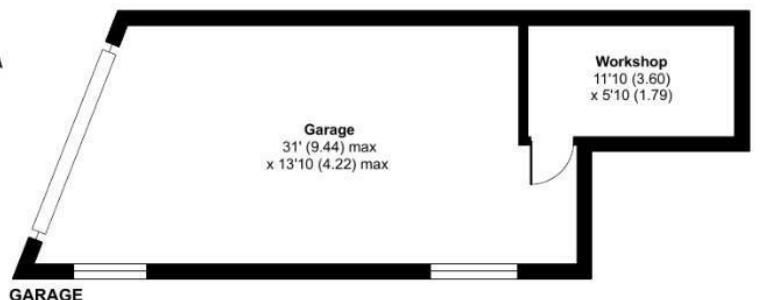


DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Tremabyn, Chy An Dour Road, Praa Sands, Penzance, TR20



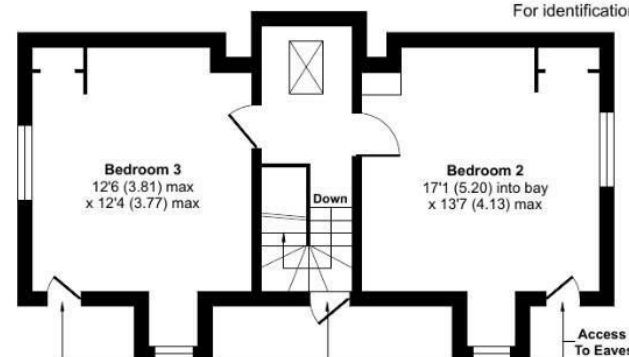
Approximate Area = 2221 sq ft / 206.3 sq m

Garage = 442 sq ft / 41 sq m

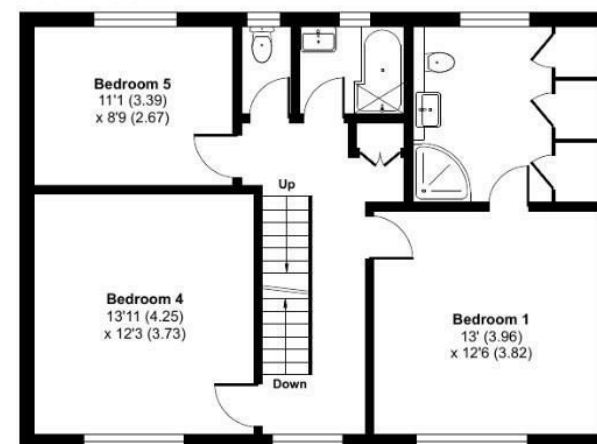
Outbuilding = 101 sq ft / 9.3 sq m

Total = 2764 sq ft / 256.6 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025. Produced for Hunters. REF: 1342881

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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