

Stunning Detached 4 Bed Country Home

Praze, Cornwall

Offers in region of £975,000

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An exceptionally spacious and beautifully presented 18th century detached cottage, renovated and extended, discreetly located in an idyllic rural location in the Cornish countryside, close to both coasts.

Key Features

- Beautifully renovated and extended
- Generous open plan kitchen / dining room
- West facing bi-fold doors opening onto large sun deck
- 2 large reception rooms
- Large granite inglenook fireplace & wood burning stove.
- 2 outbuildings with planning consent
- Large 5.73x3.59 Master bedroom and ensuite.
- Ground source heat pump
- Separate boot room & laundry
- Kitchen Garden & polytunnel
- Large drive, parking for several cars.
- 5 acres



PROPERTY FEATURES



4 Bedrooms



2 Bathroom



2 Reception



Laundry



EPC C

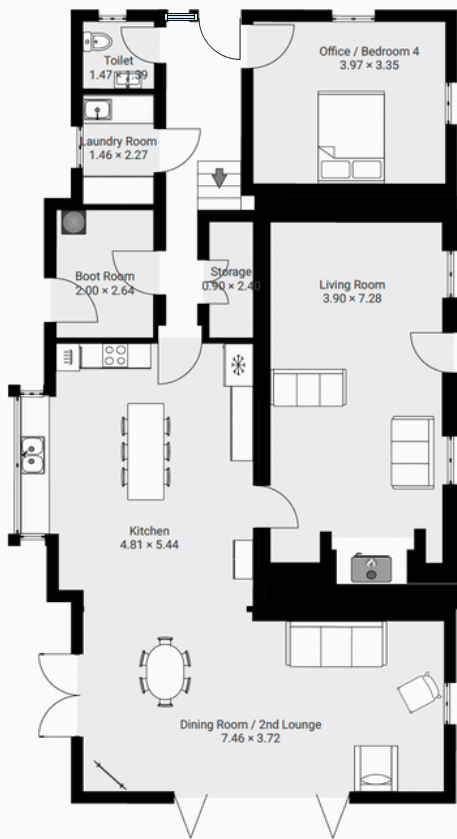


Ground Floor

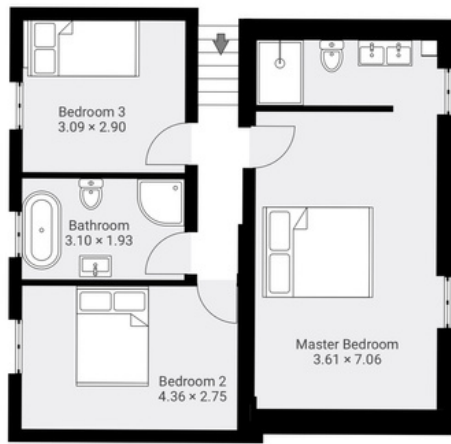




Ground Floor

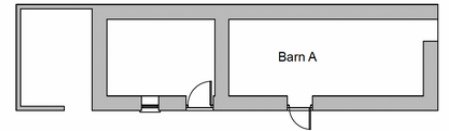


First Floor



approx measurements
For identification only, not to scale.

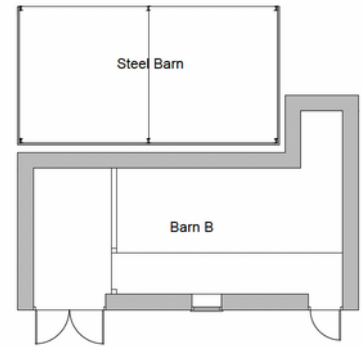
Barn A



approx 3.7m x 15m +2m

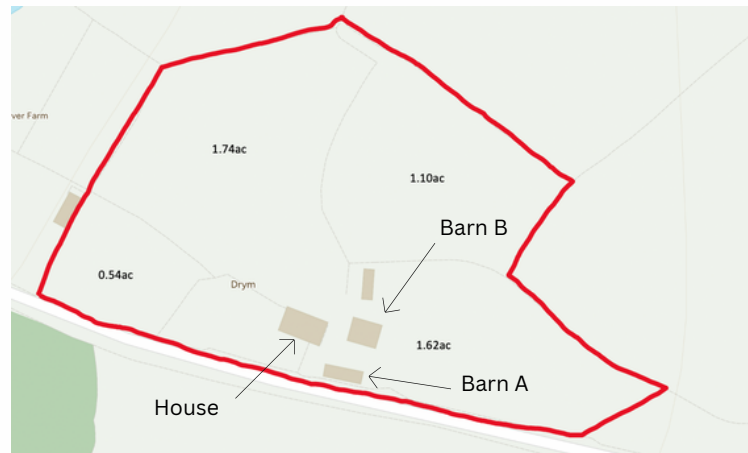
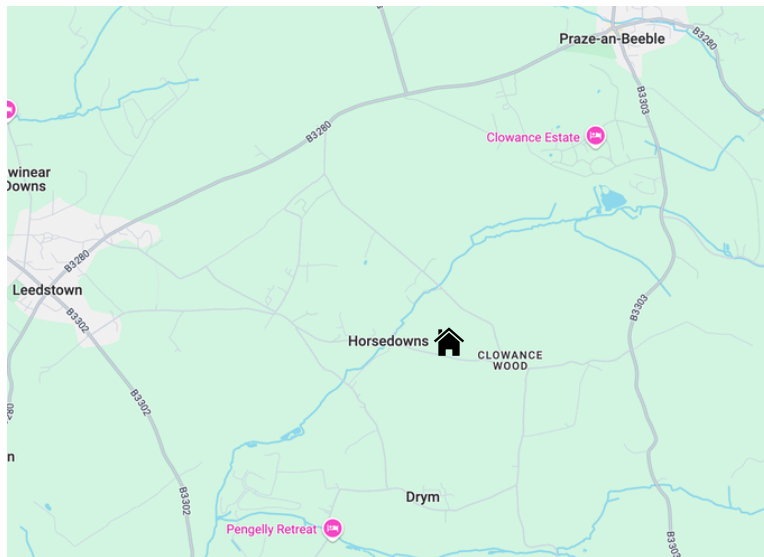
Approx barn measurements only, refer to planning application for full details.

Barn B



approx 5m x 11m

Location: Near Horsedowns, between Praise & Leedstown, What 3 words: elders.baroness.loving



Planning: PA23/07137 | Change of use and conversion of 2 redundant traditional barns

Amenities:

Council Tax: Band C
Broadband: Fibre to home
Mains Water
Private Waste Treatment Tank
Mains Electric
Ground Source Heat Pump



Stunning Detached Country Home

Overview

Nestled in a quiet rural setting, this beautifully renovated and extended Cornish Cottage offers a harmonious blend of traditional charm and contemporary style. With stunning countryside views, expansive grounds and proximity to Hayle and both coasts, it's a high quality home that promises comfort and tranquility without sacrificing convenience.

Key features

- **4 double bedrooms:** including a luxurious master bedroom suite
- **Open Plan Living:** Generous kitchen, dining, and living areas
- **Outdoor Space:** West facing bi-fold doors open to a spacious sun deck.
- **Ample Parking:** Extensive parking for several vehicles
- **Expansive Grounds:** Approximately 5 acres featuring wild meadow, kitchen garden and Polytunnel field.
- **Location:** Quiet rural location, close to Hayle and both coasts
- **Conversion Potential:** 2 x granite barns with planning permission for residential conversion.
- **Energy Saving:** Ground Source Heat Pump
- **EPC rating:** C

Description

Entrance & Interior

The property is accessed via a quiet country lane leading into a large open gravelled driveway with several parking areas. This remarkable home greets you with its original 18th-century granite facade and new sash windows, seamlessly integrating traditional elements with contemporary extensions. Inside, the light-filled hallway features a vaulted ceiling with statement ceiling lighting, leading to versatile spaces including a fourth bedroom / office, laundry room, boot room and WC.

The heart of the home is the spacious open plan kitchen and dining room, boasting a large bay window inviting natural light and offering views of the rear garden and surrounding fields. The farmhouse style kitchen features a wooden floor that flows into the dining space, which features a vaulted ceiling giving the whole area a lovely light, airy and modern feel, with views of the garden - perfect for observing local wildlife.

The dining room leads to the second living room with three Velux windows and expansive bi-fold doors which open out to a generous 7.4m x 6.6m sun deck, ideal for relaxing and entertaining while enjoying breath-taking sunsets, due to it's west facing aspect.

The main living room contrasts the modern extension with it's cosy feel, despite its generous size. The large granite inglenook fireplace is the highlight feature of this room with a lovely wood burning stove making it an inviting spot for winter evenings.

Upstairs

The first floor features a light filled landing with 2 Velux windows, that leads to three additional bedrooms and a stylish family bathroom. The master suite is standout, boasting a vaulted ceiling and an en-suite with double sinks, a walk in drench shower and lots of storage. It's light and airy, not always something associate with Cornish cottages. Sash windows with countryside views, complete the look.

The second and third bedrooms, both good sized doubles, offer lovely views of the garden and fields beyond. The family bathroom combines luxury with style, featuring a roll top bath and separate shower.

Heating is an energy efficient Ground Source Heat pump with underfloor heating ground floor and radiators first floor, with towel radiators in the bathrooms.

Exterior

Granite Outbuildings: Two detached granite outbuildings are located within the large gravelled driveway. Conversion for residential use has been approved (Cornwall Council Application Number: PA23/07137, granted on 14th May 2024), including plans for a new driveway.

Garden Area

The property features extensive gardens surrounding the house, including a generous sun deck with bi-fold doors leading from the accommodation.

Rear Lawn: A large lawn area includes a children's play zone and a mud kitchen, pathways connect this area to:

- The side garden
- The polytunnel field
- A wild meadow

Wild Meadow: The 0.5-acre meadow to the west is bordered by hedges and includes a small storage shed. A winding path creates a delightful maze through the long grass, perfect for exploration. Willow trees create a charming border.

Polytunnel Field: The adjacent 1.1-acre polytunnel field offers versatile usage options with a hawthorn and elderflower hedge and features a 14 x 35 ft polytunnel.

Sun Deck: The side garden features the impressive 7.4 x 6.6m sun deck with modern glass balustrade, accessible through bi-fold doors from the accommodation, and provides ample space for seating and dining. It's west-facing position is ideal for enjoying stunning sunsets. Adjacent is a lawn area leading through the established beach hedge to the Kitchen Garden.

Kitchen Garden: This area includes 8 raised beds, apple trees, fruit bushes, and a currently unused large chicken pen. Surrounded by a Cornish hedge offering some shelter from the elements. A path leads through the Cornish hedge into a 0.54-acre wild scrub area, which is naturally overgrown.

Front Garden: A welcoming path from the road leads to the front door, flanked by small lawned areas and vibrant borders filled with annual flowers. Contemporary external lighting enhances the tranquil, sunlit space.

Location

The property is situated in a beautiful quiet location in the Cornish countryside yet only a short 5 min drive to the lovely village of Praze-an-Beeble. The village is well regarded due to its active community and enjoys numerous superb facilities that include an excellent village shop, post office, public house, fish and chip shop, children's play area & large recreational ground and a very good junior school. A few mins walk from the house is the lovely Crenver Grove woods and lots of routes in the surrounding countryside for cycling or walking.

The property is conveniently close to both coasts with the popular town of Hayle only 10 mins away, with its beautiful expanse of golden beach and numerous retail choices available. The vibrant town of St Ives, with its galleries and shops is only 20 mins away. The beautiful beaches of Gwithian / Godrevy on the north coast are within easy reach only 10-15 min drive and on the south coast, Praa Sands beach or Perranuthnoe, or Marazion with views of St Michael's Mount are only an 18 min drive away, making it an ideal spot for beach lovers and outdoor enthusiasts alike with woodland walks and coastal paths. The Cathedral city of Truro with its extensive amenities, is 30 mins away.

This property is a rare opportunity to enjoy the best of rural living while remaining close to stunning coastal attractions and with easy access to community amenities, making it the perfect family home.

Viewings recommended.

