



Woodlands



# Woodlands

Praze, Camborne, TR14 0PR

Hayle 6 Miles, Porthleven 7 Miles, Marazion 8 Miles

Coming to the market prior to completion, Woodlands offers a substantial 2500 sq.ft 4/5 Bedroom main house and detached 3 car garage with workshop over 1300 sq ft, with woodland gardens.

- No Onward Chain
- 2 Master En-Suite
- Large Triple Garage
- Large Gardens
- Freehold
- 4/5 Bedrooms
- Countryside Views
- Ample Parking
- New Build
- Council Tax TBC

Guide Price £945,000

## SITUATION

Coming to the market prior to completion, Woodlands offers a substantial 4/5 bedroom property with generous gardens enjoying views over the surrounding countryside.

Praze-an-Beeble offers a range of local amenities including a primary school, bakery, village stores and recreational facilities. These are further supplemented by the town of Helston, 6 miles distant and Camborne about 5 miles to the north, where there is a station on the main London Paddington line and access to the A30. The North Coast beaches are also easily accessed.



## THE PROPERTY

Coming to the market before completion, Woodlands presents a spacious 4/5 bedroom home with sweeping countryside views towards Clowance Woods, located in a highly desirable area on the outskirts of Praze.

This substantial property offers a great deal of flexibility over two floors, with two additional attic rooms that can be used for further accommodation if needed.

Upon entering the home, you are greeted by a spacious hallway leading to a generous living room, a study/bedroom, a WC, and a well-appointed 35' kitchen and dining area with sliding doors showcasing stunning countryside views.

Stairs from the entrance hall lead to the central landing on the first floor, where you'll find two large master bedrooms at the front, each with well-designed en-suite shower rooms, two double bedrooms at the rear, and a family bathroom.

On the third floor, there are two separate attic rooms, offering plenty of flexibility thanks to the 'room in the roof trusses'.

## GARAGE

A standout feature of the property is its impressive three-car garage, complete with an integrated workshop. Spanning over 1,300 sq ft, the garage provides ample space and could easily be converted into additional living accommodation, an office, or a studio.

## OUTSIDE

Set back from the road, and offering a high degree of privacy, Woodlands is set within large gardens with a large expanse of parking and as its name suggests Woodlands.

## VIEWINGS

Strictly by appointment through Stags Truro Office - telephone 01872 264488.

## SERVICES

Mains water, electricity and private drainage.  
Superfast Broadband Available (Ofcom)  
O2 & Vodaphone Signal Likely, EE & Three Signal Limited

Car charging point installed.

## DIRECTION

From the centre of Praze-an-Beeble and heading West along the B3280 passing the St Aubyn arms on your right hand side. After a short distance, passing the cricket ground continue until you see a Stags Sale board on your Left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area = 238.7 sq m / 2569 sq ft  
 Outbuildings = 125.5 sq m / 1351 sq ft  
 Total = 364.2 sq m / 3920 sq ft  
 (Including Attic Room)

(Not Shown In Actual Location / Orientation)

**Second Floor**

**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1120154)



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 102 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 |           |

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