



Trade Winds



# Trade Winds Helston

Germoe, Penzance, TR20 9AA

Porthleven 4 Miles, Penzance 7 Miles, Helston 6 Miles

Situated on the edge of the highly popular village of Praa Sands, Trade Winds is a short distance from the beach and enjoying magnificent, elevated coastal and countryside sea views.

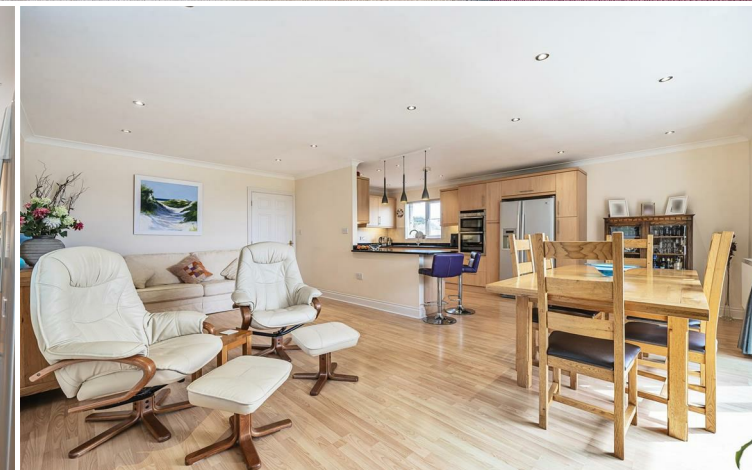
- 4/5 Bedrooms
- Sea and Countryside Views
- Balconies
- Ample Parking
- Freehold
- Two Ensuite Bedrooms
- Detached
- Large Garage
- Immaculately Presented
- Council Tax Band D

Guide Price £810,000

## SITUATION

Situated on the outskirts of the highly sought-after village of Praa Sands, Trade Winds is just a short distance from the beach, offering stunning elevated views of both the coastline and countryside. Praa Sands beach extends for  $\frac{3}{4}$  of a mile and is a hotspot for surfers, paddleboarders, kayakers, and beachgoers during the summer months. The scenic coastal landscape is a year-round favourite for walkers, with picturesque trails leading to Keneggy Sands and Prussia Cove to the west, and Rinsey Cove to the east.

Penzance, located about 7 miles to the west, is a vibrant town known for its eclectic mix of art studios, historic architecture, unique shops, and award-winning restaurants. The town also boasts a mainline rail station with direct connections to London Paddington. About 6 miles to the east is the ancient market town of Helston, offering a range of amenities. Four miles to the east lies the charming harbour town of Porthleven, which has gained a reputation in recent years as a premier foodie destination.





## THE PROPERTY

This substantial, and impressive four/five bedroom home offers the perfect "edge of village", turn key retreat near the sea. Flooded with natural light, the property has been thoughtfully extended to provide flexible living across two floors.

The expansive open-plan kitchen, dining and lounge area serves as a central hub, ideal for hosting family and friends. A balcony extends the living space, offering beautiful views of the front garden and enhancing the home's entertaining potential.

The kitchen is well-designed with plenty of storage and generous counter space, ensuring a functional and practical workspace. The, spacious yet cosy living room enjoys a large charming inglenook fireplace, providing a warm and inviting atmosphere during the cooler months.

A nearby study offers a quiet spot for working from home or can be used as a guest room. A separate utility room adds convenience, offering extra storage and keeping the kitchen organised and clutter-free.

Upstairs, the accommodation is divided into two areas. One section includes a double bedroom featuring an ensuite and a private balcony with sea views, a further double bedroom, single bedroom and family bathroom.

Further down the hall is the luxurious dual aspect master suite with walk-in wardrobe, a large ensuite with both a 'jacuzzi' bathtub and separate shower. This spacious and extremely well appointed master en-suite enjoys sea and countryside views.

## OUTSIDE

Trade Winds features a spacious, south-facing front garden and a private, enclosed rear garden. The front garden is primarily laid to lawn, bordered on one side by hedging and on the other by a gravelled private driveway. The rear garden includes a secluded patio area, surrounded by trees and shrubs for added privacy as well as a separate raised lawn also framed by hedging and lush shrubs.

## SERVICES

Mains electricity and water. Private drainage (septic tank) and oil fired central heating.

Superfast Broadband Available (Ofcom)

O2 & Vodaphone signal Likely

## VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

## DIRECTIONS

Following the A394 front Helston, towards Penzance - upon entering Praa Sands continue past the turning down into the village and proceed for a short distance. Trade Winds will be evident on your right 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 Area = 1965 sq ft / 182.5 sq m  
 Limited Use Area(s) = 73 sq ft / 6.7 sq m  
 Garage = 300 sq ft / 27.8 sq m  
 Total = 2338 sq ft / 217 sq m  
 For identification only - Not to scale

**First Floor**

**Ground Floor**

**RICS Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1181379



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488