

CHRISTOPHERS

ESTATE AGENTS



A stunning contemporary four bedroom detached new build property with an impressive orangery style room to the side, situated on the edge of the popular coastal village of Praa Sands.



Constructed by a well regarded local developer to a high level of specification and finish the property offers a family home of generous proportions, situated in a great location to enjoy all that this area of West Cornwall has to offer. The property benefits from a 6 year architect's certificate and modern thermostatically controlled air source heating.

The accommodation provides an entrance hallway, lounge, study, utility room, cloakroom, super open plan luxury kitchen/diner and a fabulous light filled orangery style room with glazed roof lantern. To the first floor there are four good size bedrooms, the master of which is en suite and a family bathroom.

To the outside there is a brick paved driveway with parking for several vehicles and the gardens wrap themselves around the property.

Praa Sands is situated approximately midway between the towns of Helston and Penzance. It is famous for its long sandy beach which is a favourite of both tourists and locals alike. The amenities in the village include a public house with restaurant, beach side cafe and a shop to cater for everyday needs. There is a well regarded primary school at Germoe, a short stroll from the property. The nearby market towns of Helston and Penzance provide more comprehensive amenities including national stores, restaurants and leisure centres with indoor swimming pools along with secondary schools and colleges. Penzance also benefits from mainline rail links to London Paddington and beyond from its train station.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO

ENTRANCE HALLWAY

With wood effect flooring, stairs rising to the first floor and door to

LOUNGE 4.6M X 3.9M (15'1" X 12'9")

With a window to the front aspect.

STUDY 3.89M X 2.45M (12'9" X 8'0")

With a window to the front aspect.

KITCHEN/DINER 10M X 4.4M (32'9" X 14'5")

A fabulous and airy space with a fitted kitchen that comprises butchers block effect wood work surfaces that incorporate a one and a half bowl sink drainer with mixer tap, five ring ceramic hob with glass splashback and stainless steel hood over. There are a mixture of base and drawer units under with wall units over, a built in double oven, dishwasher and microwave. There is an impressive island, again with butchers block wood worktop with a mix of base and drawer units under, along with a wine cooler. There are attractive pendant lightings over. The room has wood effect flooring and from the dining end bi-fold doors lead out onto the patio area at the rear. Half glazed door leads to

ORANGERY 8.4M X 5.7M (27'6" X 18'8")

A fantastic space with an impressive glazed roof lantern. There are windows and glazed doors to both the front and rear aspects.

From the kitchen area a door leads to the

UTILITY ROOM

With a worktop with sink unit and plumbing under for a washing machine, door to

PLANT ROOM

CLOAK ROOM

With a concealed cistern w.c., wash hand basin set into a vanity unit and towel radiator.

From the hallway stairs lead to the

FIRST FLOOR LANDING

A generous space with a loft hatch to roof space and a storage cupboard. Door to

MASTER BEDROOM 4.48M X 3.89M (14'8" X 12'9")

With a window to the front aspect with distant rural and sea views. Door to

EN SUITE

Being beautifully appointed with a glazed shower unit with tiled splashbacks, w.c., with a concealed cistern wash hand basin set into a vanity unit with tiled splashback and lit mirror over, extractor, obscured window to the front aspect, ladder style drying radiator and wood effect flooring.

BEDROOM TWO 4.55M X 3.89M (14'11" X 12'9")

Window to the rear aspect overlooking the garden.

BEDROOM THREE 4.16M X 3.9M (13'7" X 12'9")

Window to the front aspect with a distant rural and sea view.

BEDROOM FOUR 4.89M X 3.75M MAXIMUM MEASUREMENTS (16'0" X 12'3" MAXIMUM MEASUREMENTS)

Window to the rear aspect.

FAMILY BATHROOM

Being beautifully appointed with a paneled bath with tiled splashback and mixer tap. There is a glazed walk in shower cubicle with tiled splashback, wash hand basin set into a vanity unit with tiled splashback and lit mirror over, w.c with concealed cistern., ladder style towel drying radiator, extractor, obscured window to the rear aspect and wood effect flooring.

OUTSIDE

To the front of the property there is a brick paved driveway with parking for several vehicles. There is also a lawned area. Pedestrian access can be gained down both sides of the property which leads to the rear garden which is of good proportions having been laid to lawn and has an attractive patio seating area.

SERVICES

Mains water and electricity. Private drainage. Air source heating.

AGENTS NOTE ONE

There is a planning application adjacent to the property further details to be found at

(<https://planning.cornwall.gov.uk/online-applications>) Planning number PA22/06941

AGENTS NOTE TWO

Please be aware that there is extant planning consent for a garage as part of the full reserved matters planning consent which can be viewed on the online planning register under reference - PA22/00125.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

MOBILE AND BROADBAND COVERAGE

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FUNDS - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

5th August 2024

PENN CROFT HELSTON ROAD, GERMOE, TR20 9AA PRICE GUIDE £750,000



IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazing units in the property.



OFFICES AT
Helston 5 Wendron Street, Helston TR13 8PT
 E: property@christophers.uk.com - T: 01326 565566

Porthleven Fore Street, Porthleven TR13 9HJ
 E: porthleven@christophers.uk.com - T: 01326 573737

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		88	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Web: www.christophers.uk.com
 Email: property@christophers.uk.com