

CHRISTOPHERS

ESTATE AGENTS



A wonderfully spacious and versatile large three bedroom property with extensive gardens and two bedroom static caravan perfect for family or guests convenient for both the coast and countryside.



This fabulous, spacious, and versatile home is perfect for family living and entertaining. Upon entering through the covered entrance, framed by stunning granite pillars, you'll find a practical utility room. The well-equipped kitchen features a handy larder cupboard, leading into a standout wrap-around dining and family room. This bright, inviting space is bathed in natural light thanks to multiple windows and atrium-style roof lights, with direct access to the garden.

A cosy lounge with an open fire offers a perfect retreat for the winter months, while the ground floor also hosts two double bedrooms, one with an en-suite shower room, and a family bathroom. Upstairs, a large room currently used as a triple bedroom adds further flexibility to the accommodation.

Adding to the property's appeal is a two-bedroom static caravan, complete with its own garden area and parking, ideal for extended family or guests. The expansive gardens offer endless potential for gardening enthusiasts and ample space for children to play. With plenty of off-road parking, a garage/workshop, and a log store, this home offers practicality and flexibility.

Conveniently located close to both countryside and the stunning Praa Sands beach, this lovely property is a dream for families or active retirees, offering a wonderful balance of indoor and outdoor living. A viewing is essential to truly appreciate everything this home has to offer.

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 as well as a beachside cafe and bar. 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.

GLAZED STABLE DOOR TO

UTILITY ROOM 3.28M X 2.62M (10'9" X 8'7")

A generous utility room perfect for busy family life. Space and plumbing for washing machine, two windows to side and rear aspect and offering access to the kitchen.

KITCHEN 4.50M X 3.58M (14'9" X 11'9")

Fitted with a range of neutral base and wall units with roll top work surfaces over and double stainless steel sink with drainer and mixer tap. Space and point oven and space and plumbing for dishwasher. There is a useful larder style storage cupboard, door to hallway and open plan to dining/family room. Window to the side aspect.

DINING/FAMILY ROOM

A fabulous addition, this light and airy room wraps around the side and rear of the property with feature atrium style roof lights and offering access to the garden.

DINING AREA 5.16M X 3.20M (16'11" X 10'6")

Opening into the

FAMILY AREA 5.94M X 3.43M PLUS 4.78M X 2.64M (19'6" X 11'3" PLUS 15'8" X 8'8")

With windows to the side and rear aspects overlooking the garden and double doors accessing the garden.

HALLWAY

with radiator and door to various rooms.

LOUNGE 8.00M X 3.91M MAXIMUM MEASUREMENTS (26'3" X 12'10" MAXIMUM MEASUREMENTS)

A spacious yet cosy room with borrowed light windows to the family room and sliding doors accessing the family room. There is an open fire, two radiators and stairs to the first floor.

BATHROOM 2.87M X 2.77M (9'5" X 9'1")

With suite comprising of a bath with tiled surround and Mira shower over with drench head and hand held wand, wall mounted wash hand basin in vanity unit with cupboard under, w.c. and radiator. Airing cupboard with slatted shelves and housing Grant oil fired boiler.

BEDROOM ONE 4.27M X 3.07M (14' X 10'1")

A dual aspect room with windows to the side and rear aspects with the window to the rear overlooking the garden and offering views to the coast and countryside beyond. Radiator and open built in storage providing for hanging space and shelved storage space.

BEDROOM TWO 4.06M X 2.36M (13'4" X 7'9")

Window to the front aspect, built in open storage providing for hanging space and shelved storage space, radiator and archway to the:

EN-SUITE SHOWER ROOM 2.84M X 1.24M (9'4" X 4'1")

Tiled cubicle housing a Mira Zest electric shower, w.c., pedestal wash hand basin, chrome effect ladder style radiator and obscured window to the front aspect.

FIRST FLOOR

BEDROOM THREE 7.14M X 4.45M MAXIMUM MEASUREMENTS (23'5" X 14'7" MAXIMUM MEASUREMENTS)

with limited head height in places. Currently arranged as a triple bedroom this is a fabulous versatile room which would also be suitable for a second lounge or office. Velux style window to the rear offering views across surrounding properties to the coast and countryside beyond. Radiator and eaves storage.

OUTSIDE

Arrive at the property via a timber five bar gate leading to the driveway, whilst to the right of the driveway is an expanse of lawn studded with ferns and a feature granite focal point. There are two parking areas providing off road parking for several vehicles. Follow the path to the front door passing a large feature pond with waterfall and central bridge leading to another area of lawn with established trees and ferns. A practical and attractive covered entrance with feature stone pillars leads to the front door.

GARDENS

The gardens are a real highlight of the property with lawns sweeping around the side and rear of the property. There is a patio terrace area to the rear accessed from the family room, perfect for an alfresco family dinner or perhaps an evening drink whilst watching the sun set and taking advantage of the view. Keen gardeners enjoy limitless scope and potential and there is also a useful summer house with power and light perfect in which to relax and read on a cooler day or perhaps as a studio or craft room.

There is further versatility and potential offered by the detached two bedroom static caravan perfectly suited for a self contained living and enjoying ancillary planning consent. Set in its own sheltered enclave with a generous area of lawn, parking and a raised decked area. This would be perfect for extended family or guests.

GARAGE/WORKSHOP 5.13M X 2.82M (16'10" X 9'3")

With power and light and being open to the front aspect.

STORE 5.21M X 2.24M (17'1" X 7'4")

Situated to the side of the garage. There is also a useful log store.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

VIEWING

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

DIRECTIONS

Leave Helston on the A394 heading towards Penzance. Just after the large green Germoe Cross Roads road sign turn left into the driveway which can be identified by a Christophers For Sale Board.

AGENTS NOTE

Please be aware, there is a planning application adjacent to the property, full details can be viewed on the online planning register under reference - PA22/06941

(<https://planning.cornwall.gov.uk/online-applications>)

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/>

COUNCIL TAX BAND

Band E

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

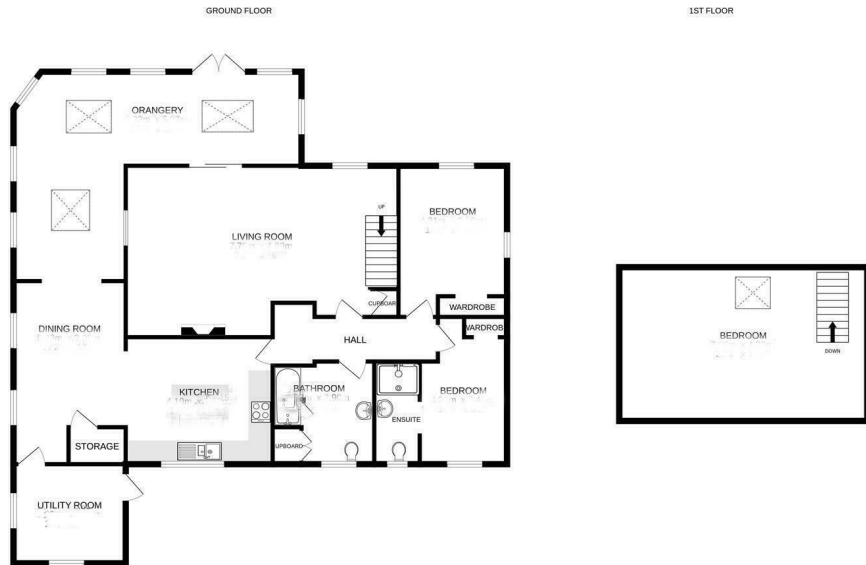
PROOF OF FUNDS - PURCHASERS

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

18th September 2024

FERNHILL HELSTON ROAD, GERMOE, TR20 9AA PRICE GUIDE £695,000



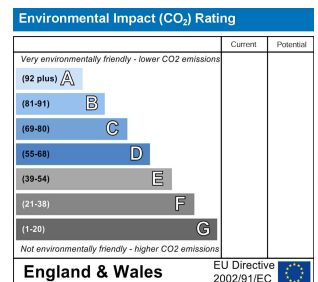
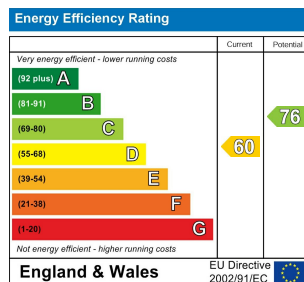
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