

Bodillian Trewelloe Road Praa Sands, TR20 9SU







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This contemporary architect designed, luxury front line home has superb sea views, a fabulous open plan living area with a South facing balcony as well as four bedrooms and bathrooms. Bodillian is located at the heart of Praa Sands, a short distance from the shops, café, and beach, yet is elevated to take in the outstanding sea and coastal views. The property is accessed over a stylish footbridge, and upon entry, you are immediately drawn to the views from the open plan living room. Throughout the property the attention to detail and style is evident, with high quality fixtures and fittings providing a luxurious retreat. Downstairs are four well proportioned bedrooms – three with en-suites, and a family bathroom. The gardens have been carefully designed to be low maintenance, offer a good degree of privacy, and areas that are perfect sun traps. There is parking for multiple vehicles along with an electric charger. Coming to market with no onward chain.



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GUIDE PRICE - £1,250,000

LOCATION

This property enjoys an outstanding elevated location offering panoramic coastal and rural views with the plot spanning Treweloe Road and Chy An Dour Road. Praa Sands is a hugely sought after location with a stunning mile long stretch of sparkling white sandy beach backed by sheltering dunes, after a day on the beach why not go for an evening walk along the shoreline where you can enjoy watching the surfers and the sunset whilst indulging in a drink at the Stones Reef Beach Bar. There is a well regarded Golf Course and Leisure Centre offering an indoor pool and gym facilities for members. The village also boasts a range of eateries including The Welloe where you can enjoy a delicious pizza with a panoramic view of the ocean. There is also a range of fabulous independent shops including the recently opened and well stocked general store and deli and a cafe within a short stroll offering fabulous coffee and cake. From Praa Sands the larger towns of Helston and Penzance can be accessed with a wider range of facilities as well as the A30 and nearby Porthleven.

ACCOMMODATION

Living Room with Balcony
Kitchen Area
WC
Boiler Room
Bedroom One with En Suite
Bedroom Two with En Suite
Bedroom Three with En Suite
Bedroom Four
Bathroom
Porch

GARDEN

A good sized enclosed South facing garden, which is laid to lawn and has pedestrian access.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(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

PARKING

On the brick paved drive at the rear.

SERVICES

Mains electric, water, private septic tank, oil fired central heating.

COUNCIL TAX BAND - EXEMPT - BUSINESS RATES

ANTI MONEY LAUNDERING REGULATIONS – PURCHASERS

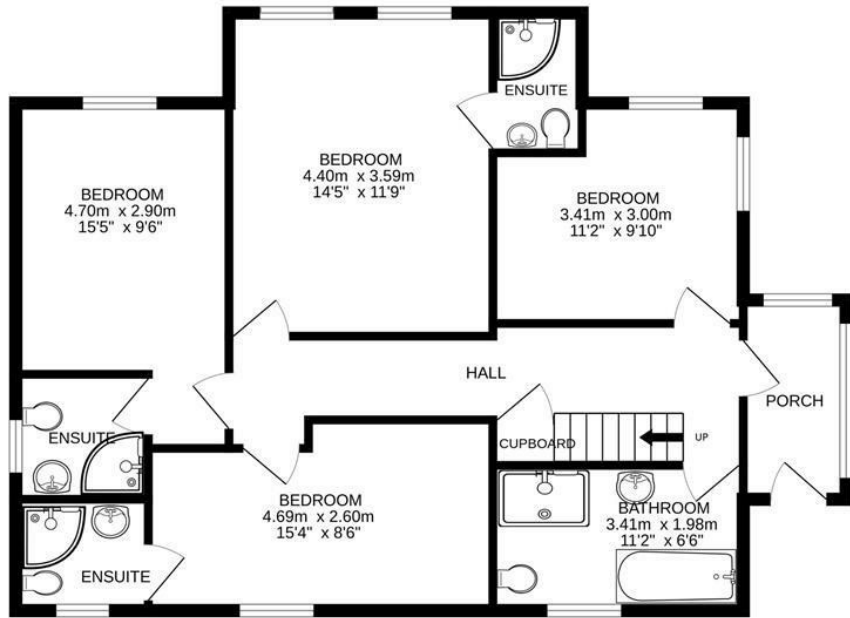
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE – PURCHASERS

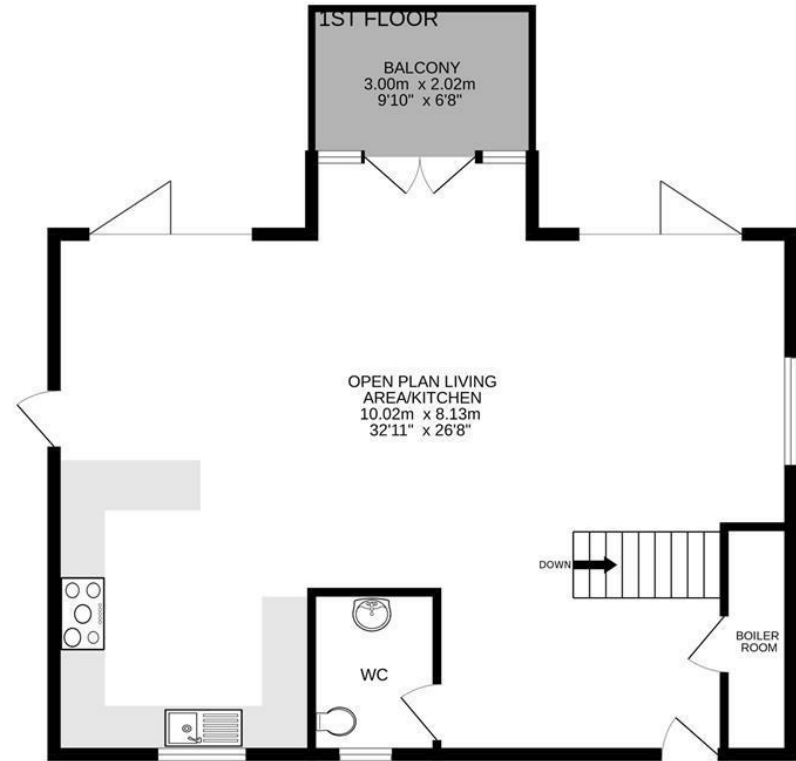
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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