

Lansing Castle Drive
Praa Sands, Cornwall TR20 9TG







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Welcome to this magnificent 4 bedroom house ideally located near the beautiful, sandy Praa Sands beach, offering a coastal lifestyle with ample space and location to the beach. Situated in a desirable area, this property provides spacious living accommodation with parking for multiple cars. The rear garden has views over open farmland, being very secluded, it's the perfect space for al-fresco dining, and entertaining on the decked areas.

Located in close proximity to Praa Sands beach, you'll have the luxury of enjoying long walks along the shore and Cornish Coast Path, sunbathing, or engaging in water sports. This sought after coastal neighbourhood also offers a range of amenities, including shops, restaurants, and entertainment options. The property has a unique layout that offers versatility and the potential for a variety of living arrangements. Currently utilised as two separate units, with an internal linking door, creating an excellent opportunity for multigenerational families, home office space, or rental income potential. The front unit comprises a well appointed kitchen equipped with modern appliances, sleek cabinetry, and ample counter space and breakfast bar. The comfortable living room is perfect for relaxation and entertaining. There are two spacious bedrooms, shower room and separate toilet.

The rear unit features an impressive open plan living room, with French doors onto decking and the rear garden, which overlooks open countryside. There are two spacious bedrooms, one with a dressing area and ensuite. The second bedroom has an internal window which overlooks the living room. The low maintenance rear garden is beautifully presented, and has a private area, perfect space for a hot tub. There is also a home office with power and internet connected as well as a tandem garage. Whether you're looking for a spacious family home or a investment opportunity with holiday let income potential, this 4 bedroom house offers endless possibilities.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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GUIDE PRICE - £750,000

Location

Praa Sands is a hugely sought after location with a stunning mile long stretch of sparkling white sandy beach backed by sheltered 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. 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

Conservatory
Two Living Rooms
Two Kitchens
Bedroom One with En-Suite
Bedroom Two
Bedroom Three

Bedroom Four
Shower Room
WC
Office

Garden

A low maintenance patio area to the front and a good size enclosed garden to the rear which is laid to lawn, with patio and decking areas. Gated pedestrian access.

Parking

Driveway parking for several vehicles.

Garage

Double length with light and power connected. Rear external door. There are also ramps with a dig out allowing easy maintenance of your car.

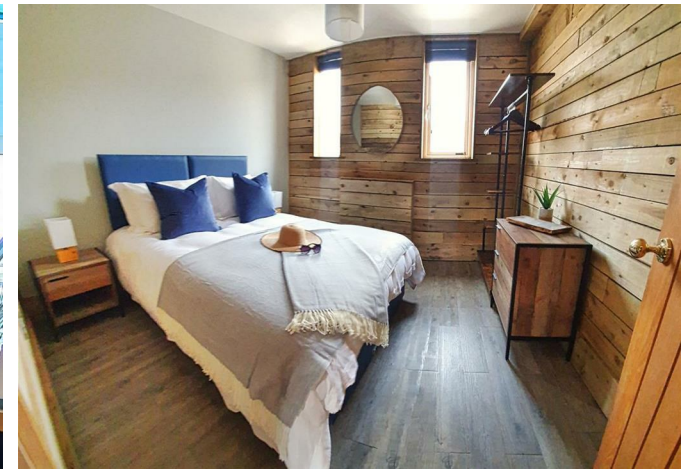
Office

Providing great flexibility for anyone who requires an isolated work office allowing you to keep work and home life separate. You could also use the room as a den for older children allowing them to have their own space.

Services

Mains Electric, Mains Water, Private Septic Tank





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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			
			79
		36	
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

Council Tax Band - C

Broadband and Mobile Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Agents Note

Some of the photographs are from when part of the property was holiday let.

Anti Money Laundering Regulations - Purchasers

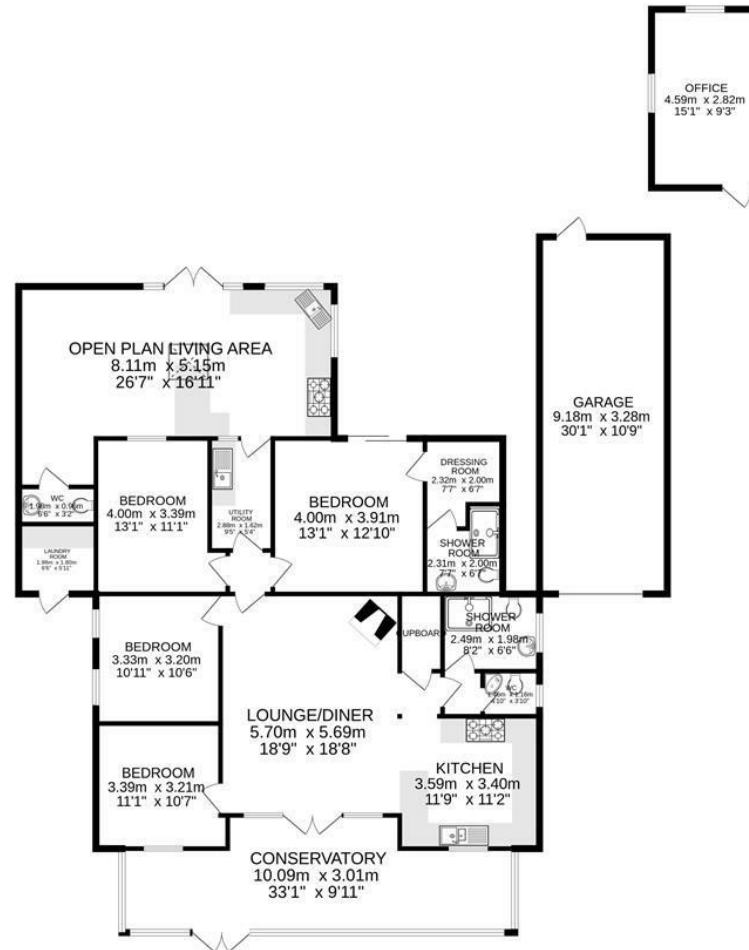
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND 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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