

Bos-Praa Helston Road Praa Sands TR20 9AA



MATHER
PARTNERSHIP





Bos-Praa Helston Road Praa Sands, TR20 9AA

Welcome to this generous bungalow nestled on a wonderfully spacious plot, surrounded by enchanting mature gardens that serve as a haven for wildlife. Boasting three spacious double bedrooms, as well as two attic rooms this property offers an abundance of scope and potential for those with a vision to transform it into their dream coastal and countryside home. Developers, too, may find an exciting opportunity here, subject to any necessary consents.

Conveniently situated for nature enthusiasts, Praa Sands beach is within easy reach, along with endless countryside walks. The property's location also ensures seamless access to major towns such as Penzance and Helston, as well as the picturesque fishing port of Porthleven.

Offered with vacant possession and no onward chain, this property presents an unmissable opportunity to create a bespoke coastal retreat or capitalise on its development potential.



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Guide Price £410,000

Location

Praa Sands is a hugely sought after location with a stunning mile long stretch of sparkling white sandy beach backed by sheltering dunes, after enjoying 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. 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 iconic Welloe Rock where you can enjoy a delicious meal with a panoramic view of the sea, or perhaps just an evening 'sundowner' at the Stones Reef bar below. The nearby inland hills of Tregonning and Godolphin offer many fine walks with superb views across both the Lizard and Penwith peninsula.

Accommodation

Upon entering, find yourself in a spacious hallway offering access to various rooms, the fabulous dual-aspect lounge welcomes you, opening out onto the terrace and gardens, providing a perfect blend of indoor and outdoor living. The dual-aspect kitchen, utility room, and cloakroom offer practicality and

convenience. Additionally, three double bedrooms, a shower room, and a family bathroom provide comfortable and plenty of space for family and guests. Two attic rooms on the first floor present further possibilities and are perfect as hobbies rooms or guest bedrooms.

The property is ripe for restoration, with huge potential for extension to meet the unique needs and desires of its future owners, subject to any necessary consents being obtained.

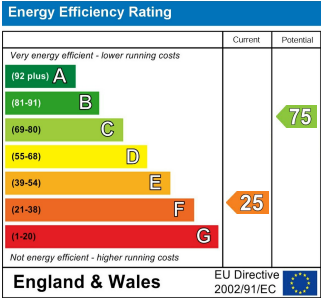
Outside

The property enjoys a sensational plot which is generous and offers the most wonderful feeling of peace and tranquility. Arrive via the driveway flanked by mature planting which leads the parking area and garage, accompanied by a large shed for additional storage. The gardens themselves are, primarily situated to the sides and rear, and offer a lush expanse of lawns adorned with mature trees and established shrubs, including apple trees. Enjoy an alfresco meal on the terrace, or perhaps simply relax and listen to the birdsong. This oasis is a paradise for birds and wildlife, offering endless opportunities for avid gardeners and those wishing to grow their own.

Services

Mains electricity and water, private drainage (septic tank) Oil fired central heating.





Council Tax Band E

Agents Note

We have been informed that a section of the lower garden at the property is currently unregistered. This is currently being dealt with by the solicitors to be registered to the title of the property. For further information please contact the Mather Partnership.

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

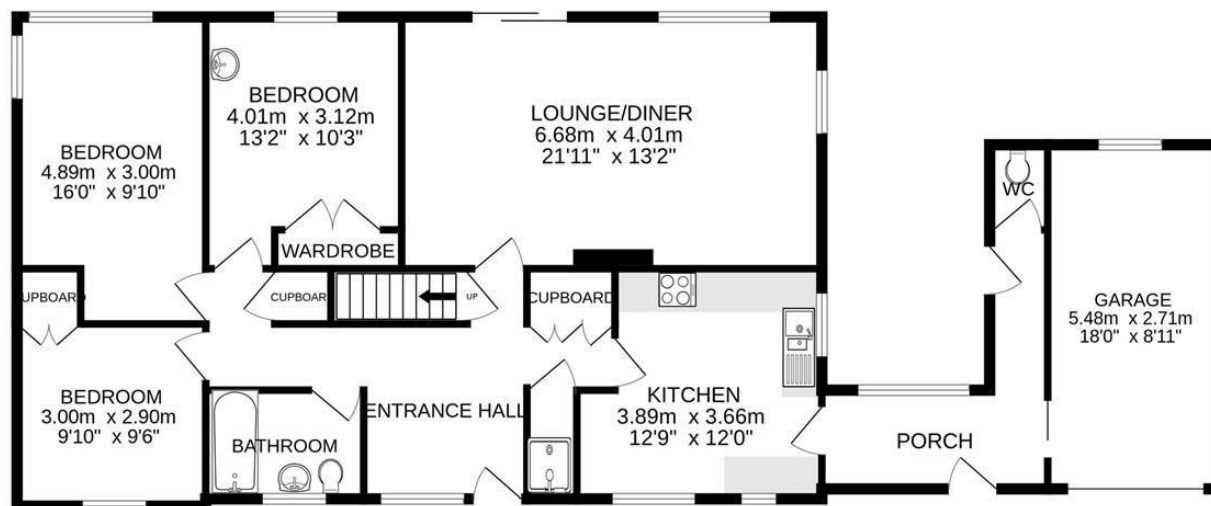
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

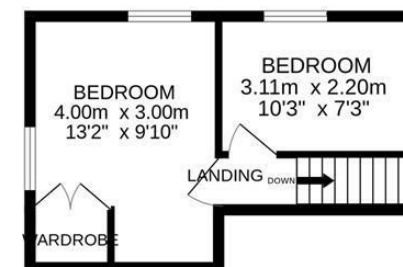
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

