

Littlecot Pengersick Lane
Praa Sands, Cornwall TR20 9RB







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Just a short walk from a stunning sandy beach and popular local restaurant, this extended two bedroom detached bungalow offers a fantastic opportunity to enjoy relaxed coastal living. Step inside through the porch, ideal for kicking off sandy shoes and into the spacious lounge/diner, the heart of the home and a perfect social hub for relaxing or entertaining. The well equipped kitchen offers ample storage and worktop space, complemented by a breakfast bar for casual dining. Both bedrooms are a good size, and the modern, easy to maintain shower room adds everyday convenience. Outside, the low maintenance garden offers a sunny spot for relaxing or dining outdoors, while the garage and off-road parking are rare and highly sought after features in such a beachside location. A brilliant home for downsizers, holiday use, or anyone looking to embrace a laid-back seaside lifestyle.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Price £368,800

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 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 has a number of places to eat and drink, including The Welloe and Stones Reef where you can enjoy a delicious meal with a panoramic view of the sea.

Accommodation

Entrance Porch
Hallway
Lounge/Diner
Kitchen

Bedroom One

Bedroom Two

Shower Room

Agents Note

Our client has informed us that there is spray foam insulation in the loft.

Services

Mains water, drainage and electricity. Oil Fired Central Heating.

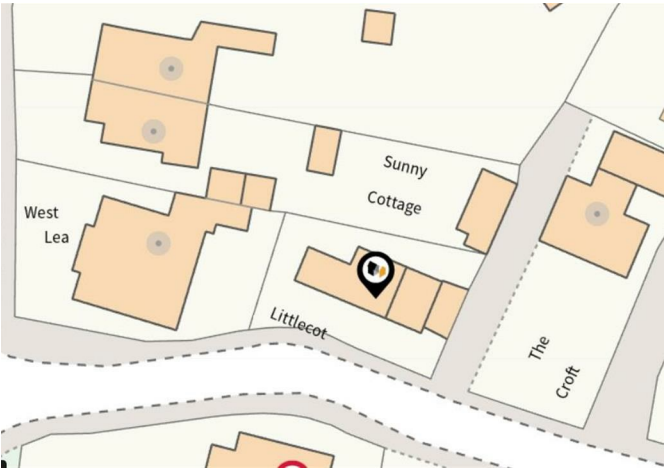
Outside

The enclosed, low-maintenance garden wraps around the bungalow, offering both privacy and practicality. A gravelled wall border is perfect for displaying potted plants, adding vibrant colour and charm throughout the year. A paved patio area provides a lovely, sheltered spot for outdoor seating, ideal for soaking up the sun

Garage

With electricity inside providing a good amount of additional storage.





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			
		56	80
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

Off road parking for two vehicles.

Council Tax Band- C**What3Words**

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Anti Money Laundering Regulations – Purchasers

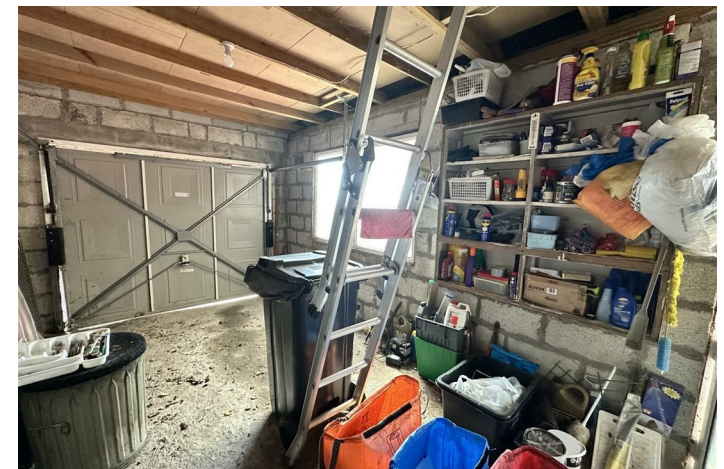
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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



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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