

Fernhill Helston Road
Praa Sands, TR20 9AA





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Welcome to this three bedroom dormer bungalow, nestled within a sprawling plot with its garden gracefully embracing the entire property. As you step inside, you are greeted by a spacious porch that serves as the ideal space for shedding your muddy footwear after a day of tending to the garden or enjoying the nearby beach. This porch is thoughtfully equipped with plumbing and ample room for your white goods, ensuring that you never compromise on valuable kitchen storage. The heart of this home is undoubtedly the kitchen/diner, seamlessly flowing into the inviting orangery. This expansive area is designed for hosting and entertaining friends and family. The well appointed kitchen boasts plenty of storage, keeping your countertops clutter free and providing an ideal setting for preparing meals, whether for a dinner party or for children diligently tackling their homework. It encourages everyone to come together in one space, promoting a sense of togetherness.

The orangery is bathed in natural light, courtesy of its numerous windows and skylights. Its generous size accommodates a workspace for anyone needing to work from home, with the added perk of captivating sea views. The living room adds to the cozy ambiance of the home, featuring an open fire that invites you to curl up in front of it while watching your favourite TV shows or simply unwinding after a long day. Two spacious double bedrooms await, both generously proportioned. One of these bedrooms is enhanced by an ensuite bathroom, providing added convenience and privacy. An additional well appointed bathroom, finished to a high standard, ensures that mornings are stress free for all. Upstairs, there is further large double bedroom, which benefits from distant sea views. Outside, the garden beckons as an outdoor haven for various activities. With its expansive wrap around lawn, tranquil pond, and inviting patio area it can be utilised in a number of different way.



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OFFERS IN EXCESS OF £700,000

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 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 Sand Bar where you can enjoy a delicious Mediterranean style meal with a panoramic view of the sea. There is also a range of fabulous independent shops including the recently opened and well stocked general store and deli.

ACCOMMODATION

Entrance Porch/Utility Room
Kitchen/Diner
Orangery
Living Room
Bedroom Two

Bedroom One with En-suite
Family Bathroom
Stairs to Bedroom Three

OUTSIDE

The garden is really a standout feature of the property. The large lawn is ideal for games and activities while the patio provides the ideal outdoor seating for alfresco dining. Additional to this the vendor has built a large, raised pond which allows for a Mediterranean style setting to explore the wildlife.

CARAVAN

Benefitting from planning permission, it provides a great opportunity who requires additional space for a dependent relative or growing children allowing them to have their own privacy. You could also landscape the bottom part of the garden so they could have their own outdoor area all on your doorstep.

PARKING

The gravelled driveway leads to a raised gravel parking area which provides parking for several vehicles.

OUTBUILDING

with water and electric inside providing 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			
		60	76
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

AGENTS NOTE ONE

The property benefits from a right of access over the lane to their driveway.

AGENTS NOTE TWO

Perspective purchasers should be aware that conditional planning permission has been granted on nearby sites with the following reference numbers. PA22/06941, PA23/03689 and PA21/11651

SERVICES

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

COUNCIL TAX BAND- E**ANTI MONEY LAUNDERING REGULATIONS – PURCHASERS**

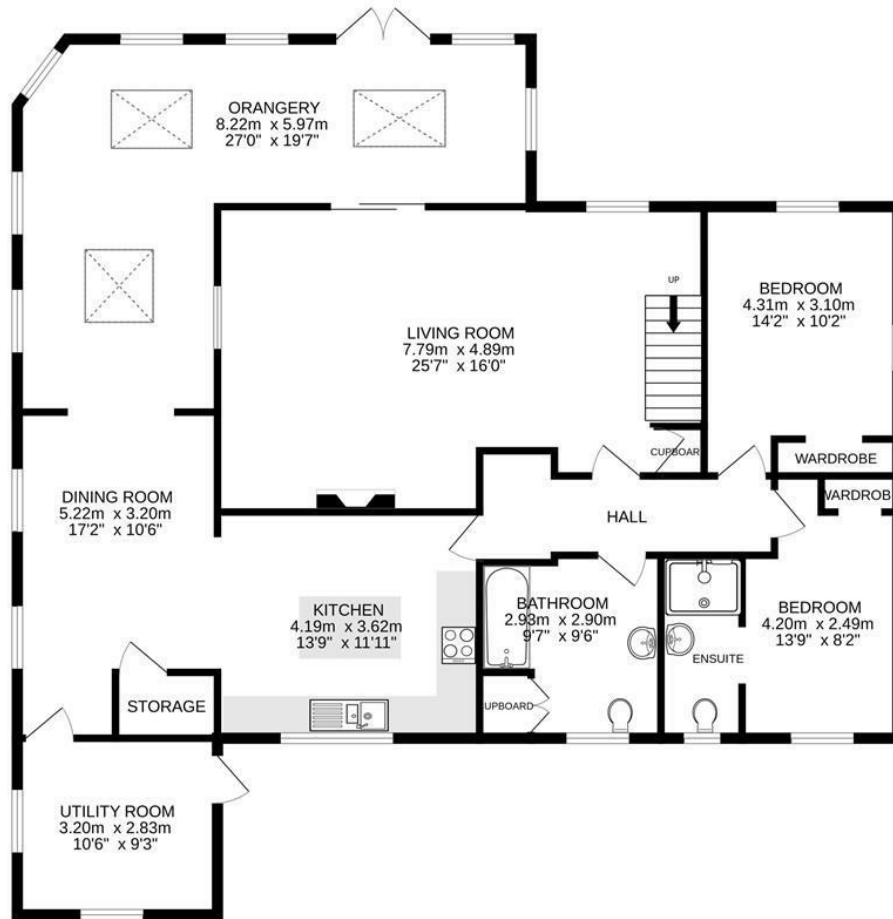
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE – PURCHASERS

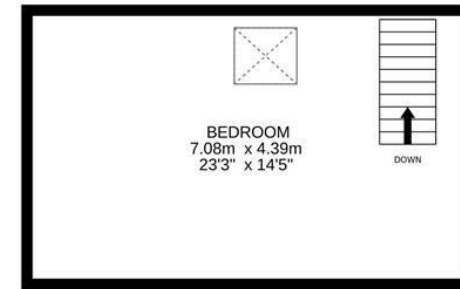
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



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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