

Pearl House Parc Morrep

Praa Sands, TR20 9TE







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Occupying a quiet and peaceful location in Parc Morrep, this remarkable detached family home offers an exceptional living experience just a stone's throw from the stunning Praa Sands beach. With four generously sized bedrooms and three well-appointed bathrooms, this property is perfect for families seeking both comfort and style. The unique reverse-level design of the home provides a spacious and airy atmosphere, allowing for an abundance of natural light to fill the living spaces.

The modern contemporary kitchen is a particular highlight, featuring sleek finishes and ample space for culinary creativity, making it an ideal hub for family gatherings & entertaining guests. This eco-friendly residence is equipped with air source heating and solar panels, ensuring energy efficiency and sustainability, which is increasingly important in today's world. The beautifully manicured gardens surrounding the property offer a tranquil outdoor space, perfect for relaxation or enjoying al fresco dining during the warmer months. From its position, the property affords views over the surrounding countryside which has remained wonderfully unspoiled. In summary, this detached house in Praa Sands is not just a home; it is a lifestyle choice that combines modern living with environmental consciousness, all while being conveniently located near one of Cornwall's most beautiful beaches. This property is a must-see for those looking to embrace coastal living in a stylish and sustainable manner.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide price - £825,000

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 hall

Utility room - 2.13m x 1.98m (7' x 6'6")

Shower room

Integral garage - 5.94m x 5.87m (19'6" x 19'3")

Open plan L-shape living room - 7.92m x 7.16m narrowing to 3.89m (26' x 23'6" narrowing to 12'9")

Kitchen dining room - 7.16m x 3.96m (23'6" x 13')

Bedroom - 3.58m x 3.05m (11'9" x 10' plus desk area)

En-suite

Bedroom - 3.89m x 3.66m plus door recess (12'9" x 12' plus door recess)

Bedroom - 3.51m x 3.05m (11'6" x 10')

Bedroom - 3.89m x 2.74m (12'9" x 9')

Bathroom

Integral garage

Spacious integral garage fitted with power and light. Front aspect electric garage door. Pedestrian door to the garden.

Outside

The property benefits from a good size plot affording countryside views. The front garden offers generous off road parking for several vehicles chiefly laid to loose stone. Access leads round the side to the rear garden. The rear garden offers a wonderful space, well landscaped with open level lawn complimented with planted beds and borders, stocked with a range of flowers, shrubs and bushes. There is a footpath laid to loose stone leading to a greenhouse & patio area.





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			
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	

Services

Mains water and electricity. Air source central heating. Private drainage via septic tank. Freehold tenure.

Solar Panels

The property benefits from solar panels which are owned.

Council Tax Band- E**What3Words**

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Anti Money Laundering Regulations – Purchasers

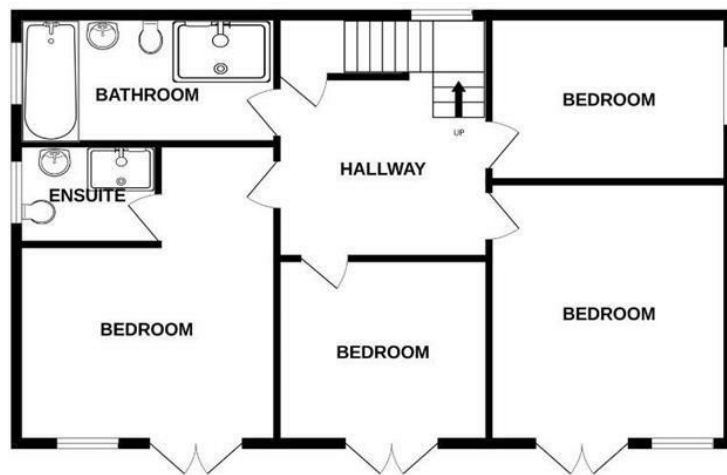
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

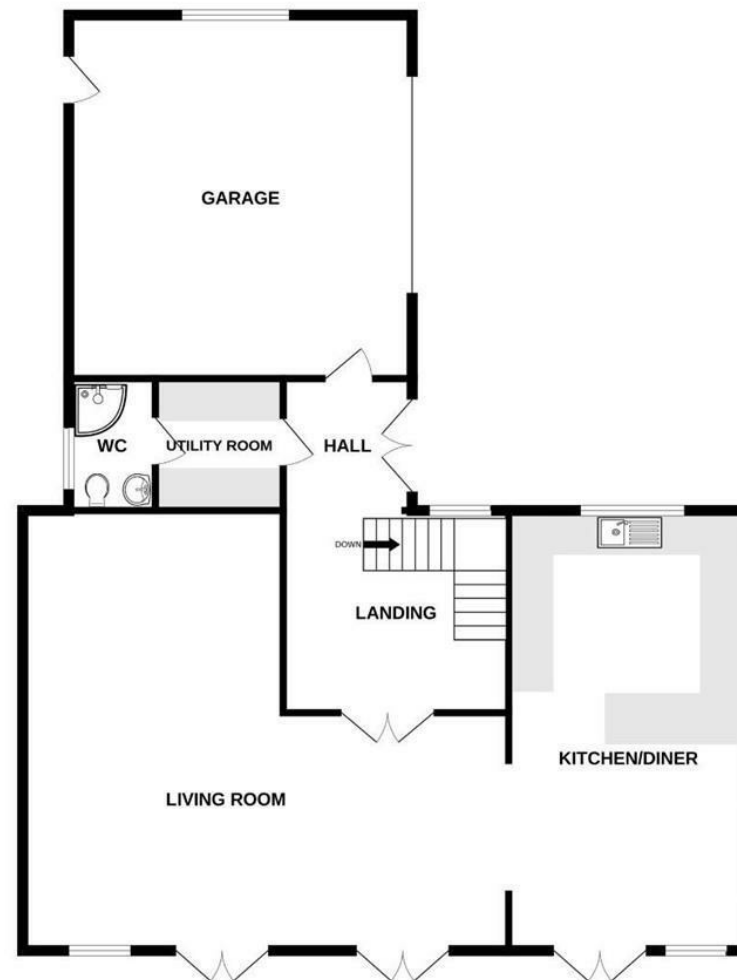
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
1409 sq.ft. (130.9 sq.m.) approx.



TOTAL FLOOR AREA : 2286 sq.ft. (212.4 sq.m.) approx.

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.

