

# 1 Old School, Fore Street Praze, TR14 0JU



**MATHER**  
PARTNERSHIP



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Situated in the charming and picturesque village of Praze, this wonderfully presented terraced house offers a delightful blend of historic character and modern living. The property has been thoughtfully converted from a historic building, showcasing its unique features while providing a comfortable and inviting atmosphere. With two well-proportioned bedrooms, this home is perfect for small families, couples, or individuals seeking a tranquil retreat. The interior is beautifully presented, ensuring that you can move in with ease and start enjoying your new surroundings right away. One of the standout features of this property is the off-road parking, a rare find in such a sought-after village location. This convenience allows for easy access and peace of mind, knowing your vehicle is secure. The beautifully maintained gardens surrounding the home provide a serene outdoor space, ideal for relaxation or entertaining guests. Whether you wish to enjoy a morning coffee in the sun or host a summer barbecue, this garden is sure to impress. Situated in a convenient location, you will find local amenities within easy reach, making daily life effortless. The village atmosphere adds to the charm, offering a sense of community and a slower pace of life. In summary, this well-presented semi-detached house in Praze is a wonderful opportunity for those looking to embrace village living while enjoying the comforts of a modern home.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price - £290,000**

**Location**

Praze An Beeble is a popular village which lies between the towns of Helston and Camborne with the latter having a train station. The village offers a surprising range of amenities to include a public house, bakery, fish and chip shop, doctors surgery, village shop and primary school.

**Accommodation**

Entrance  
Open plan lounge kitchen dining room  
Utility/WC  
Bedroom

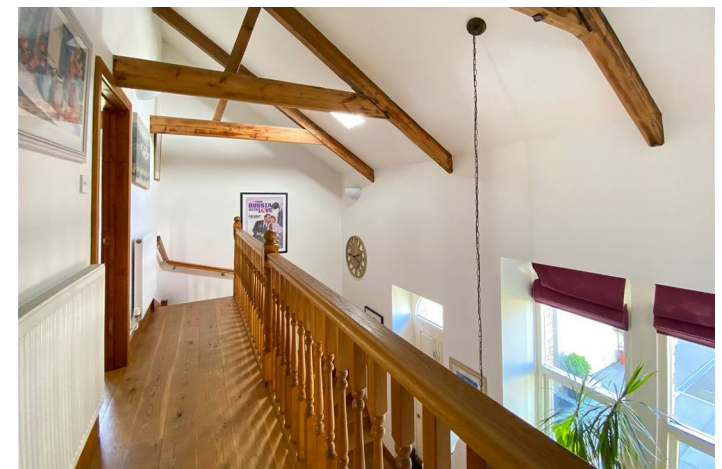
Bedroom  
Bathroom

**Outside**

The property benefits from wonderfully presented gardens to the front and rear elevation. To the front there is a modern pond with water feature, surrounded by a range of potted plants & flowers. To the rear elevation there is a courtyard with secure fence borders, stocked with potted plants and flowers. Steps lead up to the remainder of the garden which features a blend of mature trees and bushes, loose stone chippings and a range of potted plants and flowers. There is a green house and timber garden shed providing good storage.

**Parking**

The property benefits from one allocated parking space in the courtyard.





| 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

## Services

Mains water, electricity, drainage and gas. Underfloor heating to ground floor. Freehold tenure.

## Council Tax Band- B

## What3Words

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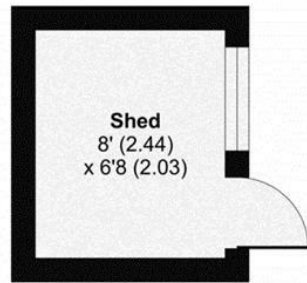
## Anti Money Laundering Regulations – Purchasers

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.

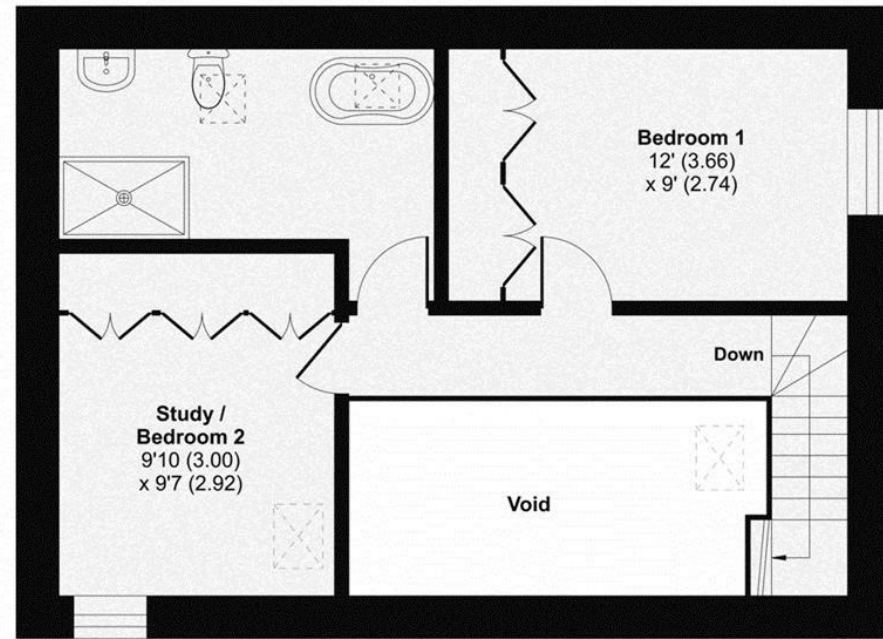




**OUTBUILDING**



**GROUND FLOOR**



**FIRST FLOOR**

