



Leddra

Praa sands





Leddra, Trewartha Road, Praa Sands, Penzance TR20 9ST

Perched above the sweeping sands of Praa Sands, Leddra is an impressive south-facing coastal home commanding panoramic views across the beach and coastline beyond. Beautifully presented and thoughtfully enhanced, this spacious four-bedroom property offers an appealing combination of light, privacy and generous proportions, all set just a short distance from the shoreline in one of west Cornwall's most captivating coastal settings.

The Location

Praa Sands is one of Cornwall's most admired coastal destinations, renowned for its long sandy beach, dramatic coastline and relaxed coastal atmosphere. Leddra enjoys a superb elevated setting above the beach, within easy reach of the shoreline and commanding outstanding views across Praa Sands and the coast beyond. Popular with families, swimmers and surfers alike, the beach is RNLI-lifeguarded in season, while nearby The Welloe and Stones Reef provide excellent options for eating and drinking by the sea. Praa Sands Golf & Country Club is also close by, further enhancing the area's lifestyle appeal.



Beyond Praa Sands, the surrounding coastline offers an outstanding variety of coves, beaches and coastal walks, with Rinsey Cove, Prussia Cove and Porthleven all readily accessible. The South West Coast Path links much of this spectacular shoreline, while Helston provides day-to-day shopping and amenities. For a wider choice of restaurants, galleries and coastal attractions, Penzance, Mousehole, Marazion and St Ives are all within easy reach, making this a particularly well-placed part of West Cornwall from which to enjoy both the coast and the surrounding area.

The Property

- Outstanding coastal home with panoramic sea and shoreline views
- Bright, spacious and well-balanced accommodation, thoughtfully arranged throughout
- Entrance porch
- Dining room with French doors to the courtyard
- Double aspect living room enjoying the mesmerising views. Contemporary woodburner.
- Exceptional triple aspect sun room / conservatory accessed from the living room, designed to make the most of the panoramic sea and coastal outlook
- Modern, well-appointed double aspect kitchen enjoying the sea views. Positioned at the heart of the home, the kitchen includes a dual fuel range cooker with electric and gas ovens, quartz tops and bamboo breakfast bar
- Utility room adjoining the kitchen and linking through to the double garage
- Master bedroom with en suite shower room, fitted wardrobes and bay window enjoying the fine views
- Three further double bedrooms
- Shower room

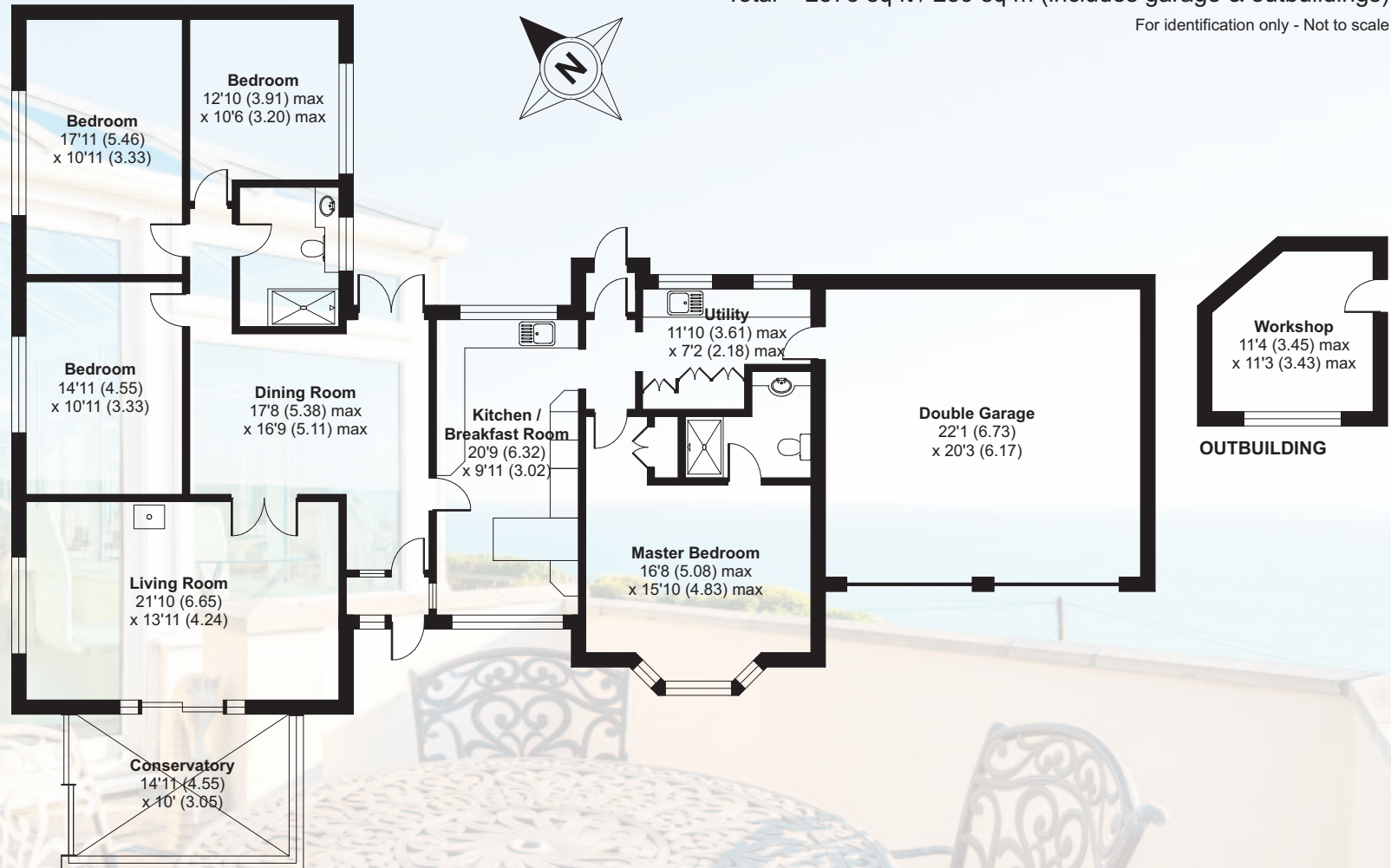
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Main House = 2008 sq ft / 186.6 sq m
 Total = 2573 sq ft / 239 sq m (includes garage & outbuildings)

For identification only - Not to scale

Directions

From Helston, proceed west along the A394 towards Praa Sands and Penzance. As you approach Praa Sands, turn left towards the beach and follow the road down into the village. Turn left into Trewartha Road, opposite the parade of shops, and continue to the end of the road, where the shared driveway to Leddra will be found on the right.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Shore Partnership Limited. REF: 1431938

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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Gardens, Garage and Parking

- Generous plot in an elevated coastal setting
- Excellent outside space, designed to enjoy the sun and panoramic coastal views
- Rear courtyard accessed from the dining room and kitchen, ideal for entertaining with its pizza oven and plenty of space for al fresco dining
- Workshop and greenhouse
- Numerous seating areas throughout the gardens
- Elevated lawned garden above the courtyard
- Front gardens enjoying sensational coastal views

- Driveway parking and double garage with electric doors and partially boarded loft storage

Tenure, services and material information

Freehold. Mains water and electricity. Private drainage. Oil-fired central heating. Solar panels for hot water.

Council Tax: band F

Broadband: FTTP (source:

<https://www.openreach.com/broadband-network/fibre-availability>)

Distances

Praa Sands Beach – 0.3; Rinsey Cove (by car) – 3.3; Prussia Cove – 3.5; Marazion – 4.5; Porthleven – 5; Helston – 6.1; Penzance – 7.8; St Ives – 12.9; Cornwall airport – 41.7

(All distances are approximate and in miles)

What 3 Words

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