

14 Steppy Downs Road St. Erth Praze, TR27 6EF





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Set within a generous plot approaching just over an acre, this impressive detached home offers expansive and versatile accommodation, stunning sea views, and a beautifully landscaped garden – perfect for families or those seeking multi-generational living.

The main house provides a wealth of space with several separate reception rooms, allowing the layout to be adapted to suit a variety of needs. The light and airy kitchen/breakfast room features an island, creating an ideal spot for entertaining or family gatherings. A connecting dining room leads seamlessly into the spacious living room, complete with a log burner for cosy evenings. Additional reception spaces include a snug and a conservatory overlooking the gardens, providing wonderful flexibility for work, relaxation, or play. Upstairs, there are three well proportioned bedrooms and a family bathroom.

The self contained annexe, finished to a high modern standard, offers excellent potential for use as independent accommodation, a holiday let, or space for a dependent relative. The entrance porch includes a shower room and could easily serve as a home office/bedroom. The newly fitted kitchen has a breakfast bar and enjoys generous storage and worktop space, while the separate bright dining area overlooks the garden. One double bedroom and a stylish shower room complete the ground floor, with a large first floor living room, the heart of the annexe, featuring a media wall and sea views. The master bedroom benefits from built-in storage and an en-suite shower room.

The garden is a true highlight, extending to roughly an acre and offering a haven for gardeners and outdoor enthusiasts alike. Predominantly laid to lawn and bordered by mature shrubs, it includes landscaped seating areas bursting with colour, a large greenhouse for growing vegetables, and a substantial outbuilding ideal for storage or as a workshop.



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Guide Price £875,000

Location

The property is situated in the rural hamlet of St Erth Praze, just outside of the thriving coastal town of Hayle. The town itself provides many amenities and is becoming one of the most sought after towns within West Cornwall. There is a train station providing national rail links as well as providing easy local access to St Ives, Penzance and Truro. The North coast is a huge draw for Hayle. The beaches are world class, as is the surf! There are numerous beach choices nearby to include Hayle beach, Gwithian & Godrevy to mention just a few. There are good transport links via the A30. The major towns of Penzance, Helston, Camborne, Redruth and Truro are all within easy reach by road. There is a great selection of supermarkets and individual boutique shops, restaurants and cafes. Its a fantastic place to live.

14 Accommodation

- Entrance Porch/Study
- Shower Room
- Kitchen/Breakfast Room
- Dining Room
- Utility Room
- Living Room
- Snug
- Conservatory
- Stairs to Landing
- Bedroom Three

- Bedroom One with Sink
- Bedroom Two
- Family Bathroom.

14A Accommodation

- Utility Room
- Kitchen with Breakfast Bar
- Dining Room
- Bedroom One
- Shower Room
- Stairs to
- Living Room
- Bedroom Two with Ensuite and Built in Storage

Outbuilding

A large outbuilding which has electric inside providing fantastic storage or the capacity to be used as a workshop.

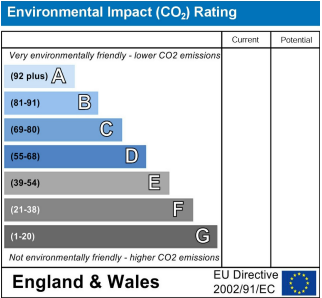
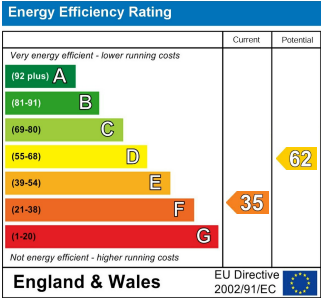
Garden Room

Providing a fantastic space to be utilised as a hobbies room or home office which is enhanced by electrics, water and insulation meaning it can be used all year round.

Parking

Gravelled driveway providing off road parking for plenty of cars.





Outside

The beautifully landscaped gardens surrounding the property extend to just over one acre and have been carefully designed to take full advantage of the space and setting. The grounds are a true feature of the home, offering a wonderful balance of open lawned areas, established planting, and thoughtfully arranged garden features. The garden flows naturally around the property, with defined areas that create both structure and interest. There are wide expanses of neatly maintained lawn, interspersed with mature trees and shrubs that provide colour and texture throughout the seasons as well as small pond areas that brings an added touch of tranquility. The garden also benefits from a variety of seating areas and open spaces, ideal for entertaining or simply relaxing and enjoying the peaceful rural setting as well as the sea views.

Services

Mains water, electricity. LPG central heating. Each property has their own septic tank.

Rights of Way

The neighbouring property has pedestrian and vehicular access over the driveway to their garage.

Council Tax Band- C & A

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/>

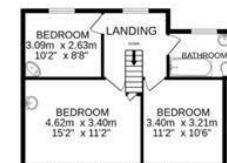
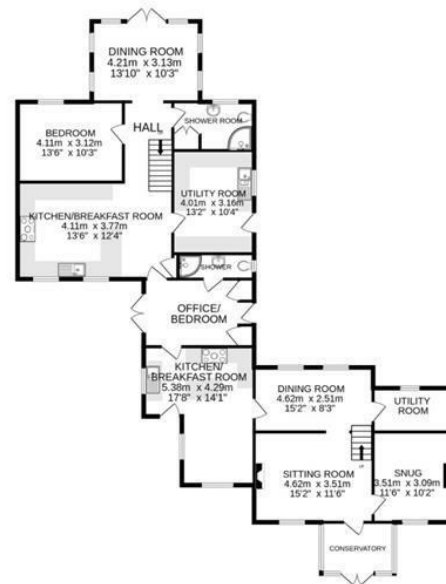




GROUND FLOOR



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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