



## 'Breakers' Penwerris Rise, Praa Sands, Penzance. **Over £300,000**

A great opportunity to live 200 metres the beach at Praa Sands - four bedrooms and spacious reception rooms with yet further potential to create more accommodation in the roof space. Enclosed private gardens - full vacant possession.

- Great location near the beach
- Oil central heating
- Double glazed
- Four bedrooms
- Some sea views
- Enclosed gardens

**Tel: 01872 561642**

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# Breakers Penwerris Rise Praa Sands Nr Penzance TR20 9TD

## The Area

Praa Sands is a beautiful coastal hamlet between Helston and Penzance along the south coast. This part of Cornwall has some of the best beaches and Praa Sands is renowned for its great surfing waves and sandy beach. Also there are two beach cafes and bar with an 18 hole golf course nearby. Also the famous old smugglers caves at Prussia Cove are only 2 miles away with the stunning Mounts Bay and St Michaels Mount is only 10 minutes drive away. The harbour town of Penzance has an array of art galleries and eating houses and a fabulous seafront with a famous outdoor swimming pool.

To the north about 10 miles is the pretty fishing village of St Ives which has narrow cobbled streets, white washed granite fisherman's cottages and has many wonderful fish restaurants and is home the Tate Art Gallery. This is a great base to explore this beautiful part of Cornwall.

## The Property

'Breakers' is a four bed detached property situated just 200 metres from the beach. Inside the accommodation is sizeable and has a light and airy aspect facing south towards the coast. From the sitting room and decked balcony there are sea views towards the headland and surrounding countryside. The property is double glazed and heated via an oil fired boiler and would be an easy investment to run and has a sheltered enclosed garden perfect for alfresco drinks and barbeques. Upstairs there is further potential to create another room in the attic space subject to consents. Being so near this super beach and easy to look after this is an excellent purchase.

**The Accommodation** - Double glazed door to:  
**Porch**

Windows to front, door to:

## Conservatory

Doors to decked balcony, sea and country views, open plan to:

## Sitting room 20 x 10'7

A light and airy room with sea and country views, inset gas fire, TV point, radiator, door to:

## Kitchen & Dining room 27'7 x 14'9 narrows to 11'7

A lovely size room with an open plan dining room off, fitted range of eye and base level units with ample work surfaces, single drainer sink, built in oven and fridge, dishwasher, tv point, breakfast bar, two radiators, wooden spiral stairs to first floor, door to:

## Play room / Study 9'8 x 9'4

Wood effect floor, TV point, radiator, doors to outside timber deck.

**Hallway** - storage cupboard with space for washing machine, doors to:

## Bedroom 1 14'5 x 10'5

Wood effect flooring, window to side, wardrobe with hanging space, radiator.

## Bedroom 2 11'4 x 9'9

Window to rear, radiator, built in cupboard.

**Bathroom** - A modern white contemporary suite with WC, bath with shower attachment, wash basin, corner shower cubicle, chrome towel rail, window to rear. Door from dining room to:

## Bedroom 3 9'8 x 9'5

Window to rear, radiator, en suite wc.  
Wood spiral stairs to first floor:

## Bedroom 4 18'9 x 13

Velux window to front, wood effect floor, storage drawers, TV point, spotlights, door to:

## Attic space - 28'4 x 13 max

Velux window with views to the sea and headland could be further accommodation subject to consents.

**Outside** - There are enclosed lawned gardens which have a sunny and private aspect to the front and side with mature hedging, under floor garden storage area which also houses the oil fired boiler.

Services - Mains water, electricity, private drainage.

**Viewing strictly by appointment 01872 561642**

Pictured below - the beach at Praa sands.



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