



Hoe Point Cottage



Hoe Point Cottage

Praa Sands, Penzance, TR20 9TQ

Porthleven - 5 miles Marazion - 6 miles

A wonderful opportunity to acquire a front-line waterside property just above Praa Sands beach with uninterrupted sea views.

- Stunning Sea Views
- Available for the first time in 45 Years
- 1 Bed Ancillary Accommodation
- CASH BUYERS ONLY
- Freehold
- Front Line Position
- 3 Bed Dwelling
- Parking and Garage
- Close to Coast Path
- Council Tax Band A

Offers In Excess Of £475,000

SITUATION

Standing in a magnificent coastal location, Hoe Point Cottage enjoys a wonderful broad sea view and is situated within a short stroll of the beach and Praa Sands itself.

Famous for its wide stretch of sandy beach between Hoe Point and Rinsey Head, Praa Sands is popular with surfers, paddle boarders, kayakers and families throughout the summer months whilst the picturesque coastal scenery attracts walkers all year round.

To the west lies Kenneggy Sands and Prussia Cove with Rinsey Cove to the east. The village is home to the popular Sandbar Restaurant which sits directly above the beach and is a great spot to relax and unwind.

Approximately ten miles away is Penzance, a town with an eclectic mix of art studios, historic buildings, interesting shops and award winning restaurants. The town has a mainline rail station connecting with London Paddington. A good range of facilities is also available in the ancient market town of Helston some six miles distant, forming the gateway to the Lizard Peninsula.



THE PROPERTY

Available for sale for the first time in over 45 years, Hoe Point Cottage offers a superb front-line position with uninterrupted sea views over Praa Sands.

Hoe Point Cottage features a truly unique arrangement of chalets and outbuildings that have expanded and evolved over the years. The property includes a main dwelling with three bedrooms, two additional summer houses, and separate one-bedroom ancillary accommodation.

The main dwelling's accommodations include a kitchen, sitting room, WC, three double bedrooms, and a family bathroom. The ancillary accommodation features a large double bedroom, shower room, and kitchen/sitting room.

The property is of timber construction, above the beach and is expected to be suitable for cash buyers only.

OUTSIDE

An outstanding feature of the property is its extensive terrace overlooking the sandy beach of Praa Sands, and the rolling countryside beyond.

Off road parking is available with additional parking in front of the properties garage.

SERVICES

Mains Water, electricity. Private drainage (TBC). Ultrafast broadband available (Ofcom). O2 & Vodafone signal Limited (Ofcom)

VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488

DIRECTIONS

Proceed into Praa Sands from an easterly direction and continue through the village along Castle Drive until you reach the beachside carpark. Hoe Point Cottage can be found on your right hand side adjacent to the South West Coastal Path.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



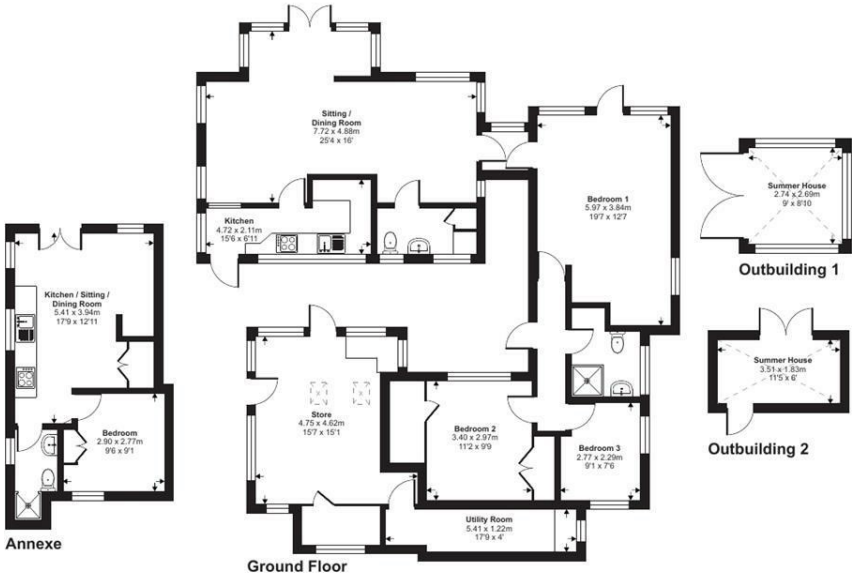
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 1329 sq ft / 123.4 sq m
Annexe = 330 sq ft / 30.6 sq m
Outbuildings = 149 sq ft / 13.8 sq m
Total = 1808 sq ft / 167.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1130270



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