



ROHRS & ROWE



Praze Farmhouse  
Porthleven  
Helston  
TR13 0SG

- Brand new architect designed house
- High specification throughout
- 42'x22'Kitchen/Living/Dining room
- South facing balcony
- Reverse level layout
- Master bedroom suite
- 3/4 further bedrooms
- Master bedroom en suite
- Bedroom 2 en suite
- Landscaped garden and patio
- Double garage
- Energy efficient construction and design
- Utility room
- Underfloor heating throughout
- Solar PV array







**A STUNNING, BRAND NEW ARCHITECT DESIGNED 5-BEDROOM DETACHED HOUSE WITH LUXURIOUS & CONTEMPORARY FINISHES, PERFECTLY LOCATED JUST OUTSIDE OF PORTHLEVEN AND THE PENROSE ESTATE**







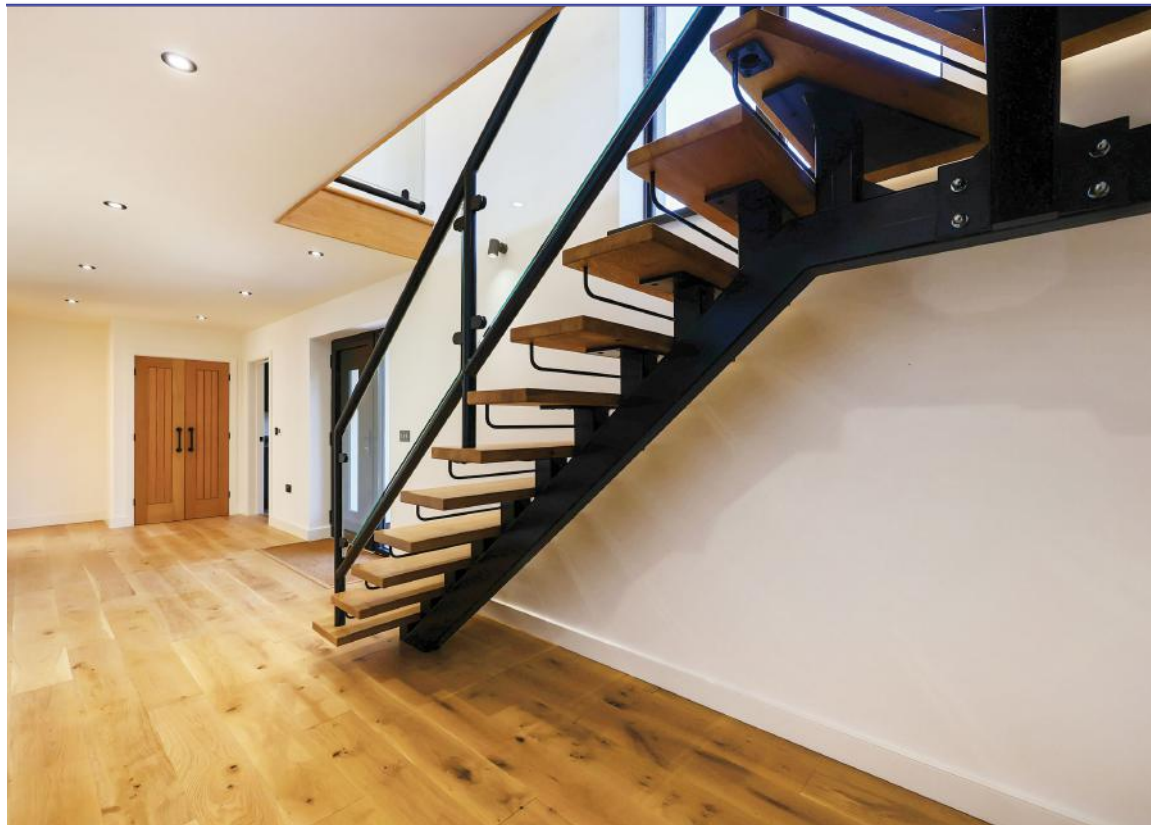


#### Property

A brand new, contemporary, and stylish five-bedroom property, constructed to the highest standard with impeccable specifications, high-quality finishes, appliances, and underfloor heating throughout. Entering via the private driveway, the Siberian larch-clad exterior and green oak porch-way complement the modern design, creating an attractive and welcoming entrance. A spacious hallway provides a lovely introduction to the home, featuring engineered oak flooring and a bespoke staircase leading up to the open-plan kitchen/dining/living space. The south-facing position of this area floods the space with natural light and enhances the modern feel. The pitched roof, Douglas fir exposed beams, oak engineered flooring, and wood-burner blend beautifully, evoking the charm of a traditional barn conversion. From this space, via two sets of bi-fold doors, you can access a broad balcony overlooking the garden and the surrounding Cornish countryside. The kitchen features a large granite central island and integrated appliances. On this level, there is also an en-suite bedroom, a WC, and a spacious pantry.

Downstairs, the master bedroom suite is generously proportioned and opens out onto the rear garden. The two further en-suite bedrooms are finished to the same high standards. This level also offers a further bedroom or study, along with a family bathroom and a utility room. Outside, a wide, paved driveway provides ample parking for four or more cars. Additionally, there is a very spacious two-storey double garage, offering plenty of room for cars, storage, or the potential for a studio space. To the south of the property, a sunken patio area provides a lovely space to relax and entertain. This area seamlessly blends into a good-sized lawn, lined with established trees, and offers stunning views across the Cornish countryside.

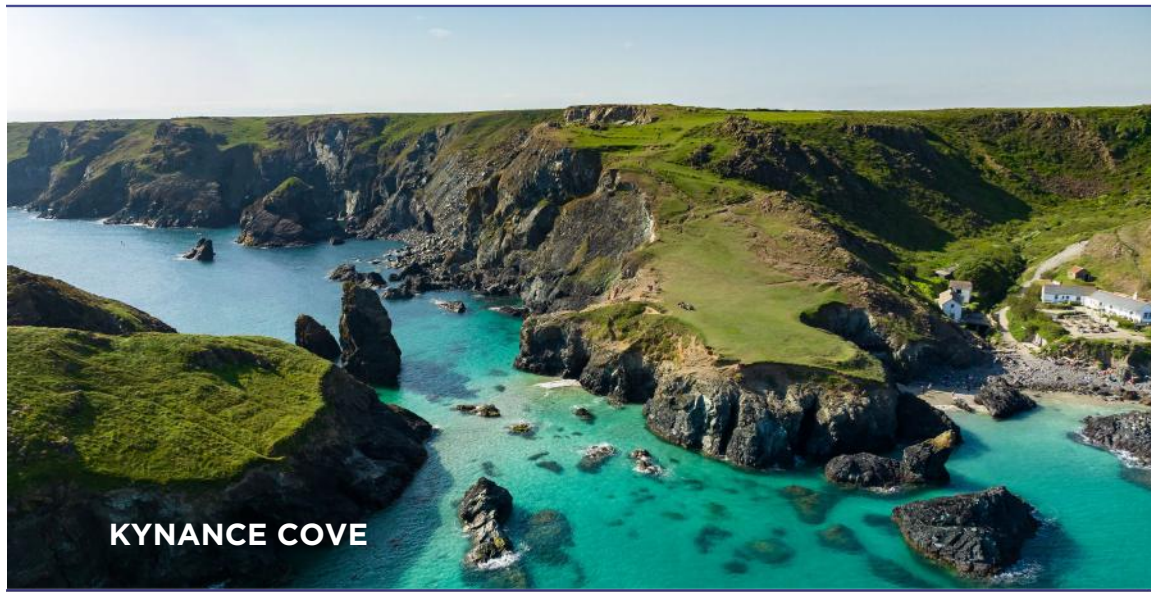












#### LOCATION

Praze Farmhouse sits in an excellent location, just a short one mile walk from the popular harbour village of Porthleven via local country roads as well as beautiful Penrose Estate - perfect for idyllic strolls, cycling and dog walks. Porthleven is a popular village set around its historic fishing harbour. The village has become a foodie haven with a host of fantastic restaurants and bars including Kota, Kota Kai & Amelies to name a few. The annual Porthleven Food Festival is also a huge draw for foodies, bringing in celebrity chefs and dozens of fantastic street food stalls, as well as live music and events. There are also a number of local sports teams and clubs within the village for all ages. Porthleven's location on the South Coast means there are a plethora of options to enjoy the water and plenty of beaches to visit nearby. Porthleven has its own beach which provides safe swimming and nearby Praa Sands is a great family beach providing good surf and over a mile of golden sands. Further down the coast towards Penzance are a number of intimate coves and beaches such as Rinsey Cove & Prussia Cove - providing idyllic swimming spots and coastlines to explore via SUP or kayak. The Lizard Peninsula is also only a short drive away and here you can access the stunning Kynance Cove and explore the dramatic coastline from the SW Coast Path.

Porthleven Harbour: 1 Mile • Porthleven Beach: 1.5 Miles • Helston: 2 Miles • Rinsey Beach: 4 Miles • Praa Sands: 5 Miles • Penzance: 12 Miles • Kynance Cove: 14 Miles • Mousehole: 16 Miles • St Ives: 16 Miles • Truro: 19 Miles • Newquay Airport: 37 Miles











# Praze Farmhouse, Green Lane, Helston, TR13 0SG

Approximate Area = 2496 sq ft / 231.8 sq m

Garage = 119 sq ft / 11 sq m

Total = 2615 sq ft / 242.8 sq m

For identification only - Not to scale







**Services:** Mains water & electricity. Private drainage. Oil fired central heating. Solar PV

**Directions:** What3words: ///fruits.drawn.navy

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**ROHRS & ROWE**

**TELEPHONE** 01872 306 360

**EMAIL** [Info@RohrsAndRowe.co.uk](mailto:Info@RohrsAndRowe.co.uk)

**WEBSITE** [www.RohrsAndRowe.co.uk](http://www.RohrsAndRowe.co.uk)

