



Sol-Mer



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Sea Meadows, Praa Sands, Cornwall, TR20 9TA

Porthleven - 5 miles Marazion - 6 miles

A wonderful opportunity to acquire one or more of four waterside properties just above Praa Sands beach, each with sea views

- Four beachside houses
- 3 Bedrooms (1 en-suite)
- Kitchen
- Garaging
- Sea views
- Sitting room
- Delightful gardens
- Great income potential

Guide Price £625,000

SITUATION

Standing in a magnificent coastal location, Sol-Mer is one of four near identical properties at Sea Meadows. All enjoy broad sea views and are 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.



SEA MEADS HISTORY

The coastal hamlet of Sea Meads dates back to the 1920's with the four properties currently on offer having been constructed in the mid 1960's. They have remained in the same ownership since then and for a number of years have been operated as much loved holiday cottages that can be purchased fully furnished and equipped (subject to negotiation).

No matter whether you visit in the winter or summer months, this short section of Cornwall's South Coast will leave you with a sense of a 'time gone by' and family holidays.

THE PROPERTY

Sol-Mer is one of four near identical properties standing in an elevated position, each commanding views across the beach and out to sea.

Available on the market for the first time ever, this is an incredibly rare opportunity to acquire one or more of these properties. All are tastefully presented and in recent years have been re-appointed to create comfortable beachside homes.

All the properties are of the same design and are approached by a storm porch into a reception hall with stairs to the first floor. A spacious sitting room with wood block flooring features patio doors that open onto a sea facing sun terrace. To the rear is a kitchen with integrated appliances whilst the ground floor is completed by a double bedroom with bunk room/dressing room and en-suite shower room.

On the first floor are two further double bedrooms, both with balconies and splendid views plus a family bathroom.

OUTSIDE

All properties are accessed off the minor road that runs through Sea Meads, linking Praa Sands with Hendra. Each has parking for two vehicles plus additional garaging or buildings which are in courtyard at the eastern end of the houses, as follows:

Sol-Mer: Former laundry building, single garage and garage/store

Each property also has a delightful lawned garden surrounded by mature borders planted with a wide variety of flowering shrubs. Across the front of each house is a paved sun terrace.

SERVICES

Mains water and electricity. Private drainage.

DIRECTIONS


Proceed into Praa Sands from an easterly direction and upon reaching the sharp right hand corner before the beach, turn left (straight on). Follow this road which runs parallel to the beach into Sea Meads and park.

VIEWINGS

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





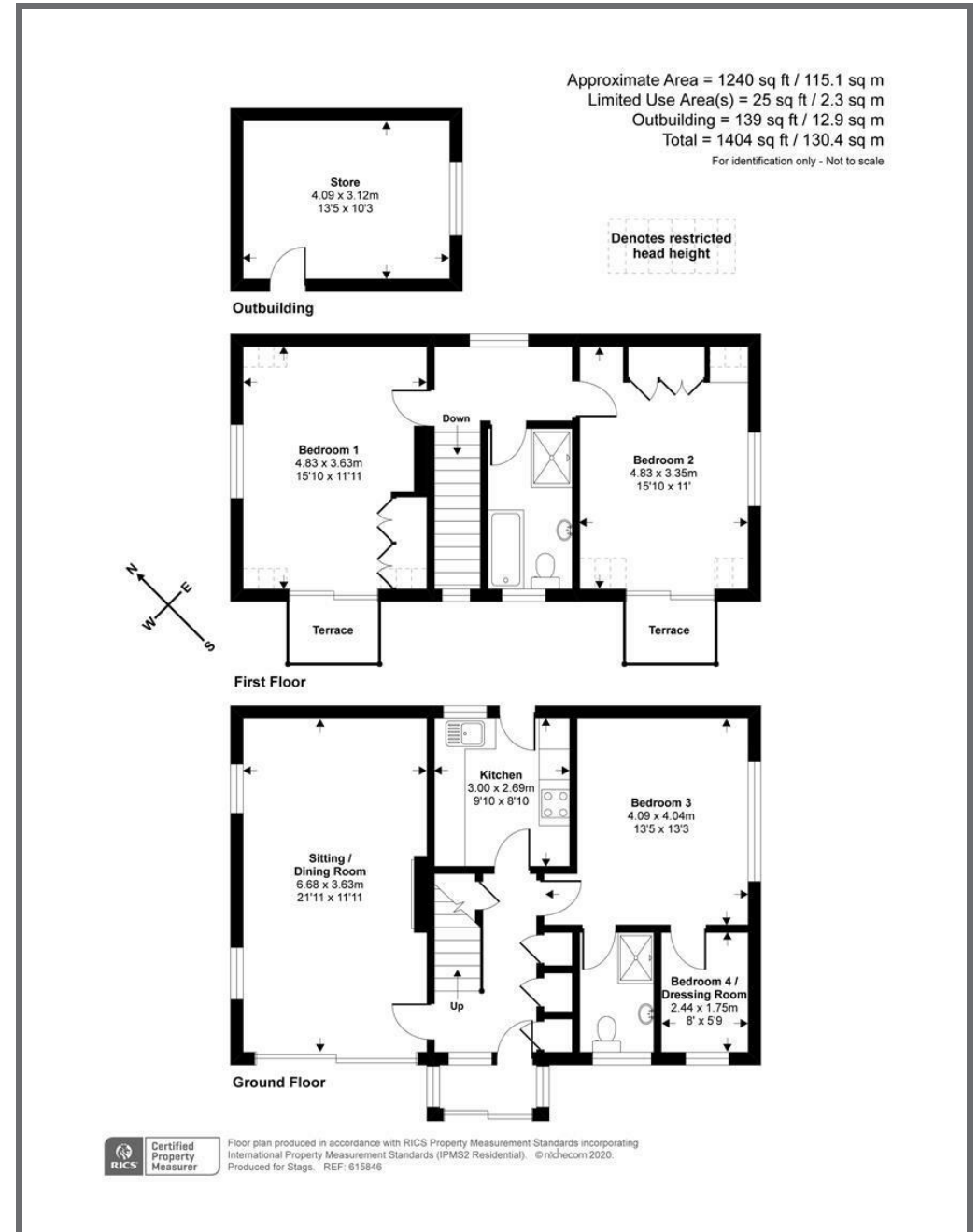
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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