

Lansing Castle Drive, Praa Sands, TR20 9TG

£650,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

Lansing Castle Drive

- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED BUNGALOW
- VERSATILE ACCOMMODATION
- GARAGE
- HOME OFFICE AND A LAUNDRY ROOM
- FABULOUS HOT TUB
- PARKING FOR A NUMBER OF VEHICLES
- FREEHOLD
- COUNCIL TAX C
- EPC F 36

Situated in the heart of this sought after Cornish coastal village is this well proportioned beautifully presented four bedroom detached bungalow. The property, which benefits from double glazing, provides versatile accommodation.

In brief, the accommodation comprises a large conservatory, open plan lounge/kitchen/diner, w.c., shower room, hall, garden room, w.c. and four bedrooms, the master of which benefits from an en suite shower room. Access from the outside is a home office and a laundry room.

The outside space is a real feature of the property with, to the front of the residence, parking for a good number of vehicles, a large patio area which would seem ideal for al fresco dining and entertaining and a driveway leads to a garage. To the rear of the property is a further garden areas which are laid mainly to lawn, further hard landscaped areas for entertaining and a fabulous hot tub which allows one to sit back and enjoy the stunning views over open countryside.

Praa Sands is situated approximately midway between the towns of Helston and Penzance. It is famous for its long sandy beach which is a favourite of both tourists and locals alike. The amenities in the village include a public house with restaurant, beach side cafe and a shop to cater for everyday needs. The nearby market towns of Helston and Penzance provide more comprehensive amenities including national stores, restaurants and leisure centres with indoor swimming pools. Penzance also benefits from mainline rail links to London Paddington and beyond from its train station.

THE ACCOMMODATION COMPRISES (all dimensions approx

STEPS UP AND DOUBLE DOORS TO CONSERVATORY







CONSERVATORY 32'6" x 10'3" (narrowing to 6'9") (9.91m x 3.12m (narrowing to 2.06m))

A triple aspect room with an outlook to the front and double doors to the lounge/kitchen/diner.

LOUNGE 27'5" (narrowing to 14'11") x 18'6" (8.38m (narrowing to 4.57m) x 5.64m)

A fabulous open plan room with a vaulted beam ceiling, with sky light and a mezzanine area. There is a feature fireplace with an Invicta wood burner which acts as a focal point for the room. There are doors to two bedrooms.

KITCHEN AREA

Comprising working top surfaces and incorporating a one and a half bowl sink unit with drainer and mixer tap which has a flexible hose over it. An array of built-in appliances and incorporates a double oven, hob with hood over, fridge/freezer and a dishwasher. There is an outlook into the conservatory and a built-in cupboard with access to the loft. A door to a hall and a door to both the w.c. and shower room.

W.C.

Comprising a close coupled w.c., wall mounted wash hand basin with a mixer tap over, partially tiled walls and a window to the side.

SHOWER ROOM

Comprising a large walk-in shower cubicle, close coupled w.c. and a pedestal wash basin with mixer tap over and a towel rail. There are partially tiled walls and a frosted window to the side.

BEDROOM THREE 10'9" x 10'3" (3.28m x 3.12m)

With an outlook overlook over other properties to the open countryside.

BEDROOM FOUR 10'6" x 10'3" (plus recess) (3.20m x 3.12m (plus recess))

With an outlook to the conservatory.

INNER HALL

With a door to two further bedrooms and a door to the utility room.

BEDROOM ONE 13'3" x 12'9" (4.04m x 3.89m)

Having a patio door to the outside which takes full advantage of the fine views to the open countryside. A door to the dressing room.

DRESSING ROOM

A useful space, with a door to the ensuite.

EN-SUITE

Comprising a shower cubicle, close coupled w.c. and wash basin with surround and mixer tap over, there are cupboards under. Partially tiled walls and a towel rail.

BEDROOM TWO 13'3" x 9'3" (plus door recess) (4.04m x 2.82m (plus door recess))

With an outlook to the garden room.

UTILITY ROOM 8'9" x 5'6" (2.67m x 1.68m)
Having a space for a washing machine and a fridge/freezer. There are working top surfaces which incorporate a sink unit with drainer and a mixer tap over. Wall cupboards over and the room has partially tiled walls. There is an outlook and a door to the garden room.

GARDEN ROOM 26'3" x 12'3" (average measurements) (8.00m x 3.73m (average measurements))
A dual aspect room with double doors opening to the decking area. The room has a sky light and a door to the cloakroom.

CLOAK ROOM
With close coupled w.c. and wash basin with mixer tap over and cupboards under.

OUTSIDE
The outside space is a real feature of the property. To the front of the residence, is a large area with parking for a number of vehicles. The driveway leads to a garage and the front garden provides a pleasant patio area. To the rear of the property are lawned areas, further hard landscaped areas for al fresco dining and entertaining and a hot tub from which you can sit back and enjoy the fine outlook.

OFFICE
A detached outbuilding currently used as a home office with power and an outlook over open countryside. We are advised that there is an internet connection in the office from the main fibre broadband hub in the house. We are also advised that there is a landline to the office which is separate to the fibre broadland line to the house,

GARAGE
A very good sized garage which has power, water, up and over door and provides storage with a mezzanine level. There is a door to the rear garden and a window to the side.

LAUNDRY ROOM 6'3" x 5'9" (1.91m x 1.75m)
Comprising working top surface with cupboards and drawers under and wall cupboards over. There is a space for a washing machine.

DIRECTIONS
From the A394 Helston to Penzance road, turn left at Germoe crossroads onto Pengersick Lane which takes one down into the village of Praa Sands, Go down the hill into the village and at the junction with Chy-an-Dour road, Pengersick Lane and Castle Drive, follow the road around to the right which becomes Castle Drive. Continue along Castle Drive and Lansing will be found on your right hand side, just after the pay and display car parking for the beach on your left hand side.

AGENTS NOTE ONE
With are advised that the property has private drainage.

AGENTS NOTE TWO
We are advised that the garden room currently houses kitchen facilities.













COUNCIL TAX

Council Tax Band C

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

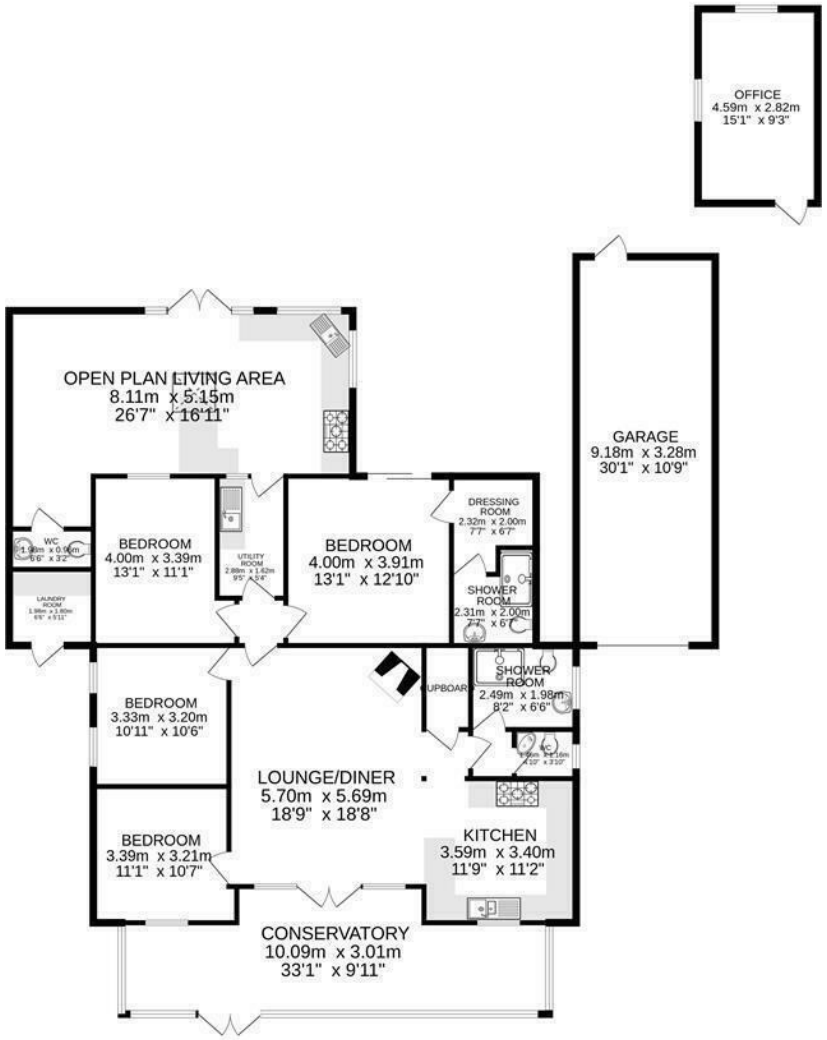
PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

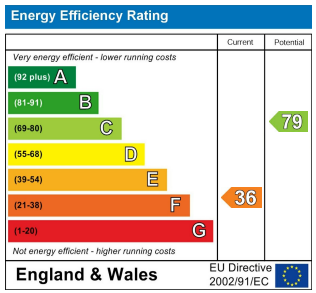
DATE DETAILS PREPARED

3rd March 2026.

GROUND FLOOR



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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