



ROHRS & ROWE

Treath  
Trewartha Road  
Praa Sands  
Penzance  
Cornwall  
TR20 9ST

- Recently renovated and modernised throughout
- Superb sitting room with dual aspect coastal views
- Open plan kitchen with stunning sea views
- Fabulous panoramic views from terrace
- Well designed boot room/utility room
- Master bedroom en suite
- Guest bedroom en suite
- Bedroom 3 with great view
- Bedroom 4/ office
- Landscaped garden with extensive decking
- Modern double garage and a further single garage
- Garden office/gym
- Self contained one bedroom garden apartment
- EPC D
- Council Tax Band F



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A SUPERB AND RECENTLY RENOVATED COASTAL PROPERTY WITH EXCEPTIONAL PANORAMIC VIEWS OVER THE BEAUTIFUL PRAA SANDS BEACH AND THE COASTLINE BEYOND.





## PROPERTY

Treath is now an exceptional property following a comprehensive, thoughtful and modernising refurbishment that has allowed the property to maximise its position to provide a 'turn-key' property with the most stunning panoramic views.

The entrance hallway is broad and welcoming; with a glimpse of the view in the kitchen drawing you in. The views from here are just fabulous - stretching across Praa Sands Beach below and out to the headland beyond. From here there is access to the broad terrace - providing the perfect place to relax and enjoy the views. The kitchen is right in the centre of the house and is very well designed with a central island that ensures a very social workspace. The adjoining sitting room has a lovely dual aspect vista and a welcoming wood burner as a backdrop. To the rear is the ultimate boot room / utility room, with all the space and storage to keep everything stowed away. To the side of the hallway is the guest bedroom with a lovely en suite and another super view. To the side of it is another bedroom, currently utilised as an office. Upstairs, the master bedroom is very indulgent with further stunning sea views and a superb en suite. There is also another lovely bedroom with a fabulous dual aspect right over the beach below.

The grounds have been well considered with a fantastic and very modern double garage along with ample off-road parking. The rear garden has been landscaped and provides an exceptional area to enjoy the sun whilst making the most of the property's position and views. To the side of the house is a garden office/ gym with yet another killer view, along with the pathway that leads to the self-contained 1-bedroom annexe - ideal for holiday guests. At the bottom of the garden is a further single garage for kayaks and beach paraphernalia and additional parking.





## LOCATION

Treath sits just above and only a 5-minute walk from Praa Sands Beach - a beautiful mile of golden sands on the south-west coast, bordered by wild headlands and backed by grass-topped sand dunes. The beach is a popular choice for families who seek safe swimming and for surfers of all levels who revel in the Atlantic swells. By the beach, The Welloe and Stonesreef provide excellent locations to grab food and drink whilst enjoying panoramic sea and coastal views.

Praa Sand's location on the South Coast means there are a plethora of other nearby options to enjoy the water and plenty of beaches to visit. Close by Porthleven is a fantastic hub for fine food and has its own beach which provides safe swimming. 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 only a short drive away and here you can access the stunning Kynance Cove and explore the dramatic coastline from the SW Coast Path.

Nearby Helston can provide the majority of your shopping requirements with its 3 supermarkets and popular high-street. Heading west you can find the historic towns of Penzance and Mousehole with their pretty harbours. St.Ives is often referred to as the "jewel in the west" is also within easy reach and this historic town also provides plenty of stunning beaches, restaurants and activities to enjoy.

Praa Sands Beach: 0.3 Miles • Rinsey Cove: 3 Miles  
• Prussia Cove 3.5 Miles • Porthleven: 5 Miles •  
Marazion: 4.5 Miles • Helston: 6 Miles • Penzance: 8.5  
Miles • St Ives: 13 Miles • Kynance Cove: 18 Miles









# Trewartha Road, Penzance, TR20 9ST

Approximate Area = 2160 sq ft / 200.7 sq m (excludes void)

Limited Use Area(s) = 258 sq ft / 24 sq m

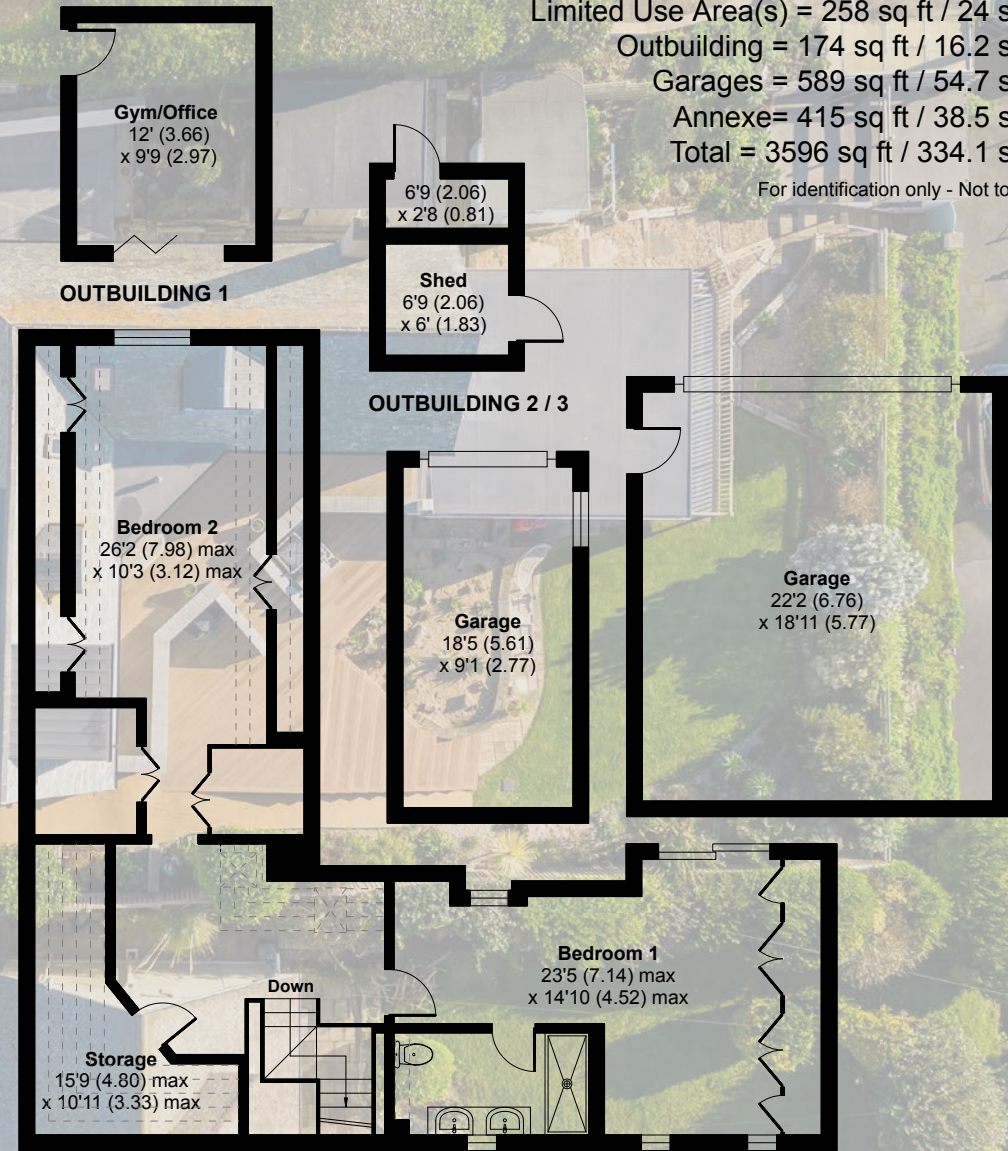
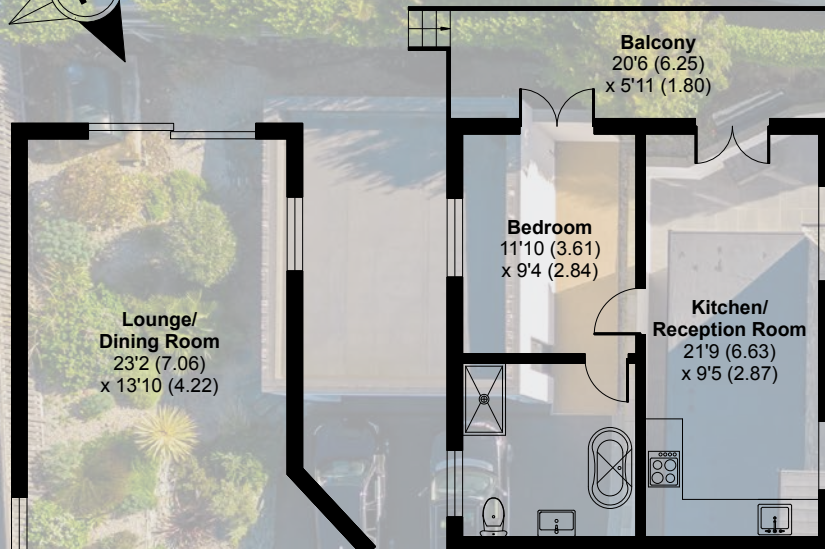
Outbuilding = 174 sq ft / 16.2 sq m

Garages = 589 sq ft / 54.7 sq m

Annexe = 415 sq ft / 38.5 sq m

Total = 3596 sq ft / 334.1 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR





**Services:** Mains water and electricity. Private drainage. Oil fired central heating. Propane gas in annexe.

**Directions:** What3words: ///glows.conforms.crouch

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