

1 Trenant Mews Pengersick Croft
Praa Sands, Cornwall TR20 9SW







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Nestled within a sought-after coastal locale, this exceptional three-bedroom detached residence, constructed in 2018 by a well respected local builder epitomises modern luxury living. Boasting a spectacular triple-aspect open plan living space, the residence is suffused with natural light and presents captivating views of the sea through two sets of sliding double doors seamlessly connecting the inside and outside space.

At the heart of the home is a stunning two-tone kitchen, complete with integrated appliances, an inviting island unit, and ample space for dining and unwinding. This space transitions effortlessly from a sun-drenched haven in summer to a cosy retreat in winter, centred around a feature Contura log burner. Thoughtful design extends throughout the property, incorporating a convenient utility room and a ground-floor double bedroom complemented by a luxurious bathroom fitted with Villeroy and Bosch sanitary ware. Ascend to the first floor to discover the master bedroom suite, imagine waking up to the sight and sound of the sea from the comfort of your bed, whilst savouring a coffee on a Sunday morning. This contemporary residence is tailored for modern living, boasting low-maintenance features ideal for families, retirees, or those seeking a holiday retreat or investment opportunity. Outside, an attractive enclosed garden offers a private oasis, while ample off-road parking enhances practicality. The property's proximity to the beach as well as the nearby countryside ensures a lifestyle of leisure and exploration.

In summary, this meticulously thought out property combines a high specification finish with practical functionality, presenting an unparalleled opportunity to embrace coastal living at its finest.



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Offers In Excess of - £650,000

Location

Praa Sands is a hugely sought after location with a stunning mile long stretch of sparkling white sandy beach backed by sheltered dunes. After a day on the beach why not go for an evening walk along the shoreline where you can enjoy watching the surfers and the sunset whilst indulging in a drink at the Stones Reef Beach Bar. There is a well regarded Golf Course and Leisure Centre offering an indoor pool and gym facilities for members. The village also boasts a range of eateries including The Welloe where you can enjoy a delicious pizza with a panoramic view of the ocean. From Praa Sands the larger towns of Helston and Penzance can be accessed with a wider range of facilities as well as the A30 and nearby Porthleven.

Accommodation

Step inside and find yourself in a lovely light and spacious hallway with an oak and glazed staircase rising to the first floor and oak internal doors offering access to all rooms. The heart of the home is the fabulous light flooding triple aspect living space with two sets of sliding double doors offering access to the gardens and fabulous coastal views. A modern two tone kitchen complete with integrated appliances and a feature island unit offers plenty of storage and work surface space ideal for keen cooks and those that like to entertain. There is plenty of space for dining and relaxing both in Summer and Winter, either with the sunshine streaming in, or during the Winter months toss another log on the fire and

relax around the Contura Log Burner. Practicality has not been overlooked with a useful utility room and the ground floor accommodation is completed by Bedroom Three, a lovely calm double bedroom perfect for guests, served by the family bathroom finished in a sophisticated palette of grey and white.

Ascend to the first floor and find yourself on a large light landing offering access to both the Master Suite and Bedroom Two. The Master Bedroom is a wonderfully spacious dual aspect room offering sweeping coastal and rural views with a beautifully appointed en-suite shower room. There is plenty of space for both family and guests with Bedroom Two being another generous dual aspect double bedroom.

Outside

Arrive and pull up on the block paved driveway with plenty of parking for several vehicles. The gardens have been beautifully planted and maintained by the present vendors. The main gardens lie to the rear of the property and offer an area of decking, perfect for alfresco dining as well as a lawned garden and useful summerhouse.

Energy Efficiency

One of the highlights of this property for the present owners is the excellent energy efficiency and low running costs. It is an energy efficient all electric home, featuring underfloor heating to the ground floor, radiators upstairs, room thermostats. Space heating and Domestic Hot Water (DHW) being provided by a Daikin Air Sourced Heat Pump with controls being housed in a dedicated room. All of this is reflected in the 85 B rating of the EPC.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Services

Mains electricity and water, shared private drainage and air source heating. There is a management company in place with regards to the shared drainage which is emptied and serviced annually. The present vendors pay approximately £115 per annum.

Council Tax Band - D**Agents Note**

Please be aware that pre-app has been lodged with Cornwall Council nearby to the property. Details can be viewed on the online planning register using reference - PA24/00518/PREAPP

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

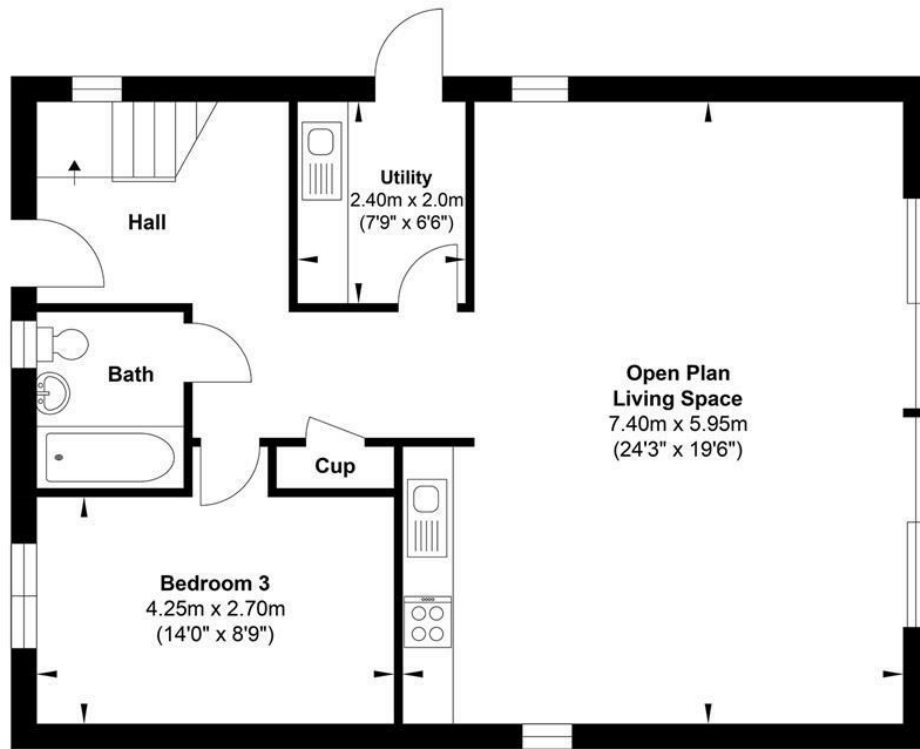
Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

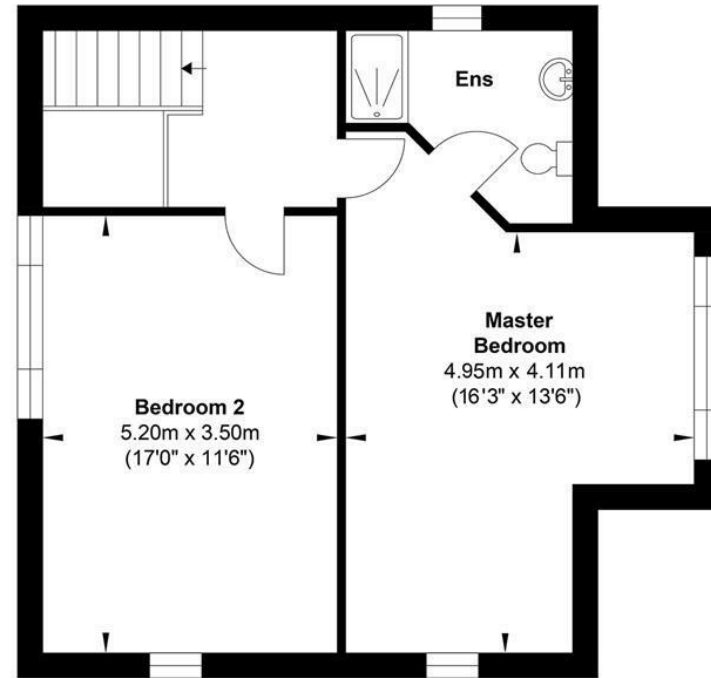
Broadband & Mobile Phone Coverage

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





Ground Floor



First Floor

Gross Internal Floor Area : 127.16 m2 ... 1369 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

