

Tava-Pren, Reawla Lane
Reawla, TR27 5HQ



MATHER
PARTNERSHIP





Tava-Pren, Reawla Lane Reawla, TR27 5HQ

Situated in the charming village of Reawla, this spacious detached family home offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, with the master offering an ensuite, this property is ideal for families seeking ample living space. The home features two inviting reception rooms, providing plenty of room for relaxation and entertaining guests. The accommodation is thoughtfully designed with a partially reverse level layout, enhancing the sense of space and light throughout. Outside, the property boasts beautifully presented gardens, creating a serene outdoor retreat for family gatherings or quiet moments of reflection. The generous off-road parking can accommodate up to four vehicles, making it convenient for families with multiple cars or guests. Situated in a convenient rural location, this home offers a peaceful lifestyle while still being within easy reach of local amenities. Whether you are looking for a family home or a tranquil retreat, this property in Reawla is sure to impress. Don't miss the opportunity to make this delightful house your new home.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Guide Price- £387,000

Location

Reawla is a charming hamlet located in the civil parish of Gwinear-Gwithian, within the Penwith district of Cornwall. This quaint village is surrounded by picturesque countryside and is close to several other small villages, including Wall and Gwinear. Reawla offers a peaceful rural lifestyle, with local amenities such as village stores and scenic walking paths. It's a lovely spot for those looking to experience the tranquil beauty of Cornwall.

Accommodation

Entrance vestibule
Hallway
Reception/bedroom
Dining room
Kitchen

Utility room
WC
Bedroom/study
Living room
Bedroom
Bedroom
En-Suite bathroom
Family bathroom

Outside

Parking

Services

Mains electricity, water, drainage and gas.
Freehold tenure.

Council Tax Band- D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	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	

Whats3Words

///ripe.dialects.ranks

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

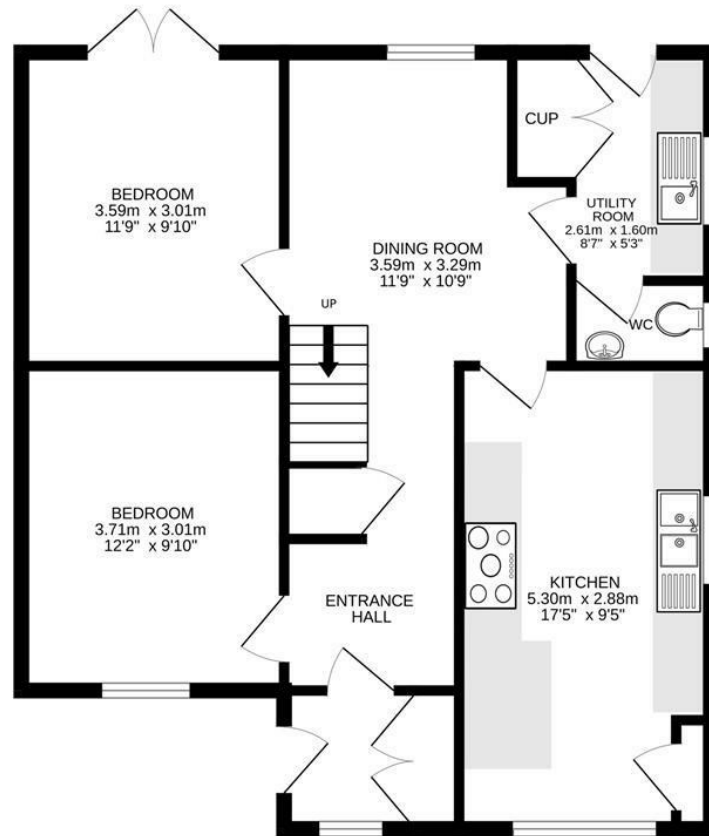
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

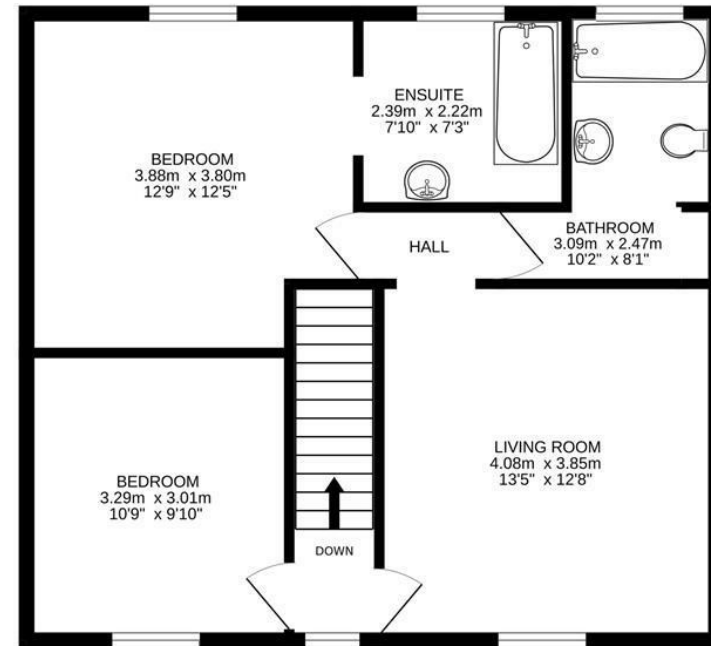
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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.

