

Era Whidden, Treen  
St. Levan, TR19 6LF





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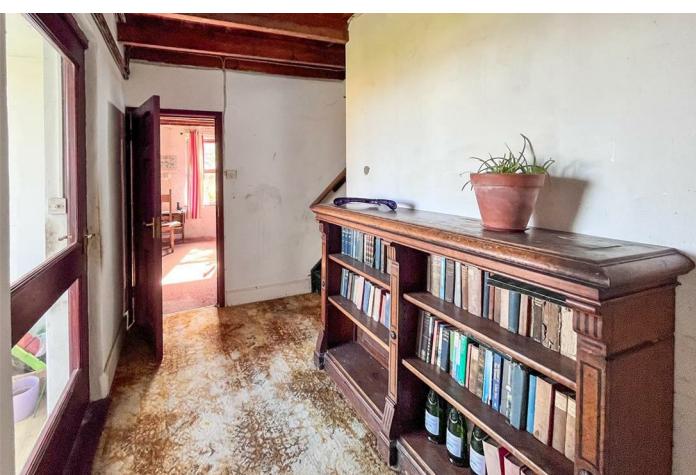
OPEN HOUSE - FRIDAY 20TH JUNE FROM 3PM UNTIL 4PM. ANY INTERESTED APPLICANTS WILL NEED TO CONTACT OUR OFFICE BEFORE ATTENDING THE OPEN HOUSE AS WE WILL NEED TO REGISTER YOUR APPOINTMENT. BEST AND FINAL OFFERS ALONG WITH PROOF OF FUNDS AND ID MUST BE RECEIVED NO LATER THAN MONDAY 23RD JUNE AT 5PM BY EMAIL TO [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)

Nestled in the charming rural hamlet of Treen, St. Levan, Penzance, this delightful detached house presents a wonderful opportunity for those seeking a spacious family home with breathtaking views. The property boasts two generous reception rooms, perfect for entertaining or relaxing with family, alongside four well-proportioned bedrooms and two bathrooms, providing ample space for comfortable living.

Set against a picturesque backdrop of open fields and the sea, this older-style residence offers a unique character that is both inviting and full of potential. While the home is in need of updating and refurbishment, it provides a blank canvas for buyers to create their dream living space tailored to their tastes.

The property features a convenient driveway with parking for up to five vehicles, leading to a timber garage. The large front garden, predominantly laid to lawn, enhances the appeal of the home and offers a lovely area for outdoor activities or simply enjoying the tranquil surroundings.

Situated at the end of a small lane, this property enjoys a peaceful setting, making it an ideal retreat from the hustle and bustle of everyday life. Given its desirable location and the stunning views it offers, viewing this property is highly advised to fully appreciate its charm and potential. Whether you are looking to invest in a family home or a renovation project, this property in Treen is not to be missed.



The Mather Partnership, Offices in Helston & Hayle  
Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)  
| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)

Guide Price- £500,000

#### Location

Treen, in the parish of St Levan, is a picturesque village in far west Cornwall, just a few miles from Land's End. Overlooking the Penberth Valley and close to the dramatic cliffs of Trelyn Dinas and Logan Rock, it offers stunning coastal scenery and access to Pedn Vounder beach. The village features a traditional pub, a shop, a café, and a campsite, all nestled within the Cornwall Area of Outstanding Natural Beauty. Treen is a peaceful retreat, rich in history and natural charm, ideal for walkers, nature lovers, and those seeking a tranquil escape.

#### Accommodation

Entrance Hall  
Kitchen  
Utility area  
Living Room

Dining Room

Hallway

4 bedrooms

Bathrooms

#### Garage

Timber build garage in need of repair

#### Parking

There is off road parking in front of the garage for 2 to 3 cars

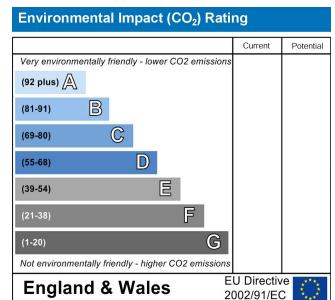
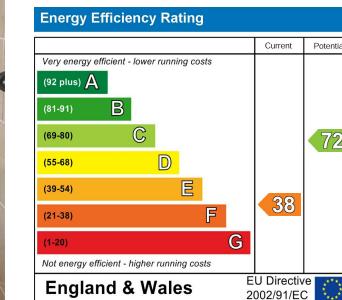
#### Outside

To the front of the property is a large lawn garden which should prove suitable for both children and pets and is bordered by Cornish walling. The garden extends to the side and rear of the property.

#### Services

To be confirmed





## **Rights of Way**

The property has the benefit of a right of way over the public path for vehicular use leading into the driveway

## **Council Tax Band- E**

## **What3Words**

///plump.spit.deleting

## **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**

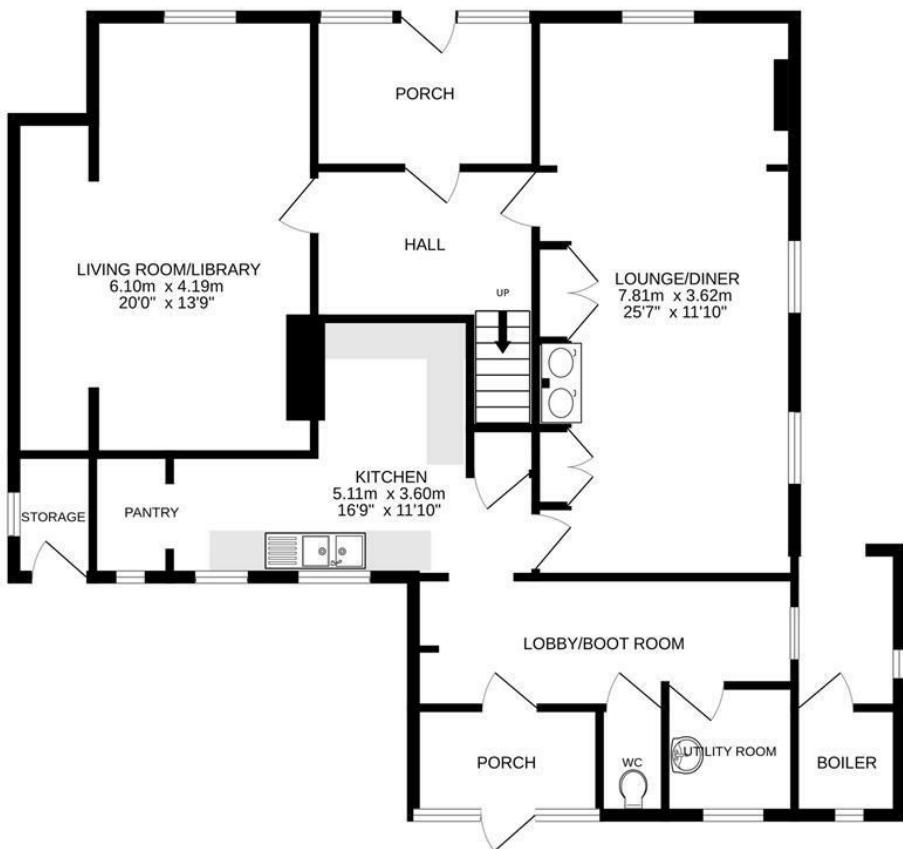
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

## **Broadband & Mobile Phone Coverage**

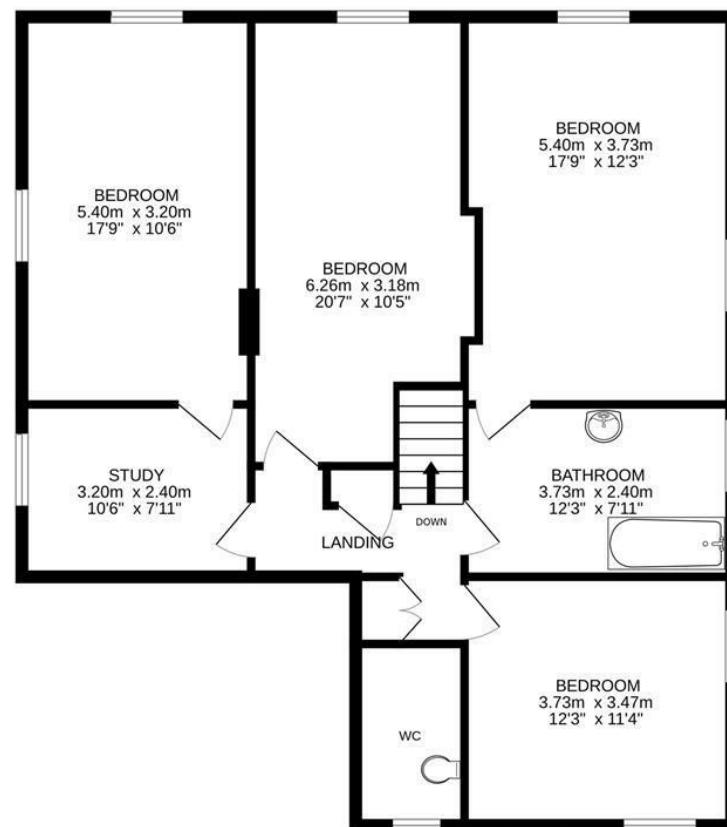
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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