



9 Trewartha Road, Praa Sands, TR20 9ST

£575,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

9 Trewartha Road

- TWO/THREE BEDROOM DETACHED PROPERTY
- STUNNING LOCATION
- MARINE & COASTAL VIEWS
- GENEROUS PLOT
- GARDENS
- DRIVEWAY & GARAGE
- FREEHOLD
- COUNCIL TAX E
- EPC E54







An opportunity to acquire a detached 2/3 bedroom coastal home, enviably positioned to enjoy stunning, far-reaching sea and coastal views across the village of Praa Sands and Mounts Bay.

Although the property would now benefit from a programme of updating, it offers an exceptional opportunity to create a stunning home in a truly spectacular setting. Occupying a generous plot, the property is complemented by attractive gardens to both the front and rear, providing excellent outdoor space to enjoy the surroundings.

The accommodation is well proportioned and arranged to maximise the outlook. In brief, it comprises an entrance porch leading into a central hallway, a lounge which flows seamlessly into a conservatory, both perfectly positioned to take full advantage of the magnificent coastal views. There are two bedrooms, a fitted kitchen, two bathrooms, and a further versatile ground floor room which could serve as an additional bedroom, study or hobby space.

A ladder-style staircase rises to a loft room, where the elevated position affords an even more impressive vantage point over the coastline.

Externally, the property benefits from a parking area for two vehicles to the front, along with a driveway providing additional parking and access to an attached garage.

Praa Sands is a highly regarded coastal village, renowned for its long stretch of golden sandy beach and popular with both locals and visitors alike. The village offers two public houses, restaurant and local shops, whilst the nearby towns of Helston and Penzance provide a wider range of amenities including national retailers, leisure facilities and schooling. Penzance also offers mainline rail links to London Paddington, making it an accessible coastal retreat.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

SLIDING GLAZED DOOR

With matching glazed side panel leading to

ENTRANCE PORCH

With tiling to floor and doors to -

ENTRANCE HALLWAY

With parquet flooring and airing cupboard with slatted shelves, feature window back to the lounge with doors to -

LOUNGE 21'5" x 13'5" (narrowing to 9'3") (6.54 x 4.09 (narrowing to 2.83))

With a fireplace set on a slate hearth with stone and wood surround, window to the side aspect enjoying a super view. Sliding glazed patio door and matching side panel to -

CONSERVATORY 13'10" x 9'2" (4.23 x 2.80)

A triple aspect room where the views get even better over the beach across Mounts Bay and the garden.

DINING ROOM 14'9" x 10'6" (4.52 x 3.21)

With a window to the front aspect again with a fabulous marine outlook and a picture rail style shelf.

A glazed door from the hallway leads back to a bedroom suite with entrance area and doors to

BEDROOM ONE 16'4" x 11'9" (5 x 3.6)

With two windows to the rear aspect overlooking the garden, wardrobes with mirrored doors, wash hand basin set into a vanity unit and the room is lit by two wall lights.

EN SUITE BATHROOM

Comprising paneled bath with mixer shower, wash hand basin, close coupled W.C., bidet, obscure window to the rear aspect, towel drying radiator, downflow heater, tiling to walls, wood effect flooring and a shaver socket.

KITCHEN 12'7" x 9'2" (3.84 x 2.81)

With a fitted kitchen comprising worktops incorporating a one and a half bowl sink and drainer, a range of base and drawer units below with matching wall mounted cupboards over. There are spaces for a cooker, dishwasher and fridge/freezer. A window to the rear aspect overlooks the garden, complemented by tiled flooring.

REAR ENTRANCE PORCH

With tiling to the floor and doors to

ROOM 15'1" x 4'4" (4.6 x 1.34)

With window to the front aspect.

WALK-IN PANTRY

With shelving and light.

From the rear entrance porch a service door leads back to the garage and there is a door to bedroom two with entrance area opening onto -

BEDROOM TWO 10'11" x 10'0" (3.35 x 3.06)

With part wood effect panelling to the walls having two windows overlooking the garden.

BATHROOM

With panelled bath with electric shower over, macerator W.C., wash hand basin, wood effect flooring, towel drying radiator, tiling to walls and obscure window to the side aspect.

EAVES ROOM 13'9" x 8'9" (4.2 x 2.67)

It is entered by a steep ladder style stairs there is limited room at eaves and there is a window to the front aspect again with stunning views.





OUTSIDE

At the front of the property at the roadside there is parking space for two vehicles. There is also a driveway leading up to the property with parking for several more vehicles that leads to -

GARAGE 18'0" x 11'9" (5.49 x 3.6)

With electric up and over door, power and light.

GARDENS

The front garden has a lawned area and is planted with mature trees and shrubs and there is a patio seating area from many points in this garden a super marine and coastal outlook is enjoyed.

REAR GARDEN

Being nicely enclosed and of generous proportions offering good degrees of privacy with pathways that meander their way past mature plants, trees and shrubs. There is an ornamental pond, shed and greenhouse.

SERVICES

Mains water, electricity, private drainage. Oil fired central heating.

WHAT3WORDS

last.blame.plod

ANTI-MONEY LAUNDERING

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

COUNCIL TAX

Council Tax Band E.

DATE DETAILS PREPARED.

14th April 2026.

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/>

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.



Ground Floor
Approx. 155.6 sq. metres (1675.1 sq. feet)



Total area: approx. 155.6 sq. metres (1675.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E	54		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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