



Trevethoe Villa







# Trevethoe Villa The Parade

Mousehole, Penzance, Cornwall, TR19 6PT

Newlyn 2 Miles, Penzance 3 Miles

Trevethoe Villa represents a rare combination of history, space, views and potential in one of Cornwall's most cherished coastal villages.

- NO ONWARD CHAIN
- Coastal Position
- Gardens
- Garage
- Freehold
- RENOVATION OPPORTUNITY
- Period Property
- Sea Views
- Parking
- Council Tax Band F



Guide Price £925,000

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## SITUATION

Trevethoe Villa occupies a commanding position on the approach to the picturesque fishing village of Mousehole, perfectly placed to take full advantage of the sweeping views across Mount's Bay. This prime location offers the tranquillity of village life, with the benefit of being within easy reach of the wider attractions of West Cornwall.

Mousehole itself is steeped in maritime history and retains a distinctive charm, with its narrow lanes of granite cottages, traditional harbour, and a strong sense of community. Perhaps best known for its enchanting Christmas lights, which illuminate the harbour and village each December, Mousehole also boasts a selection of artisan shops, cafés, galleries, and acclaimed restaurants. The surrounding area offers some of Cornwall's most iconic and dramatic scenery – from golden beaches and hidden coves to rugged cliff paths and wide open countryside. The South West Coast Path passes close by, providing access to unspoilt walks and breathtaking viewpoints. Just three miles away lies the thriving harbour town of Penzance, which serves as the commercial and cultural centre of the Land's End Peninsula. Here you will find an array of shops, eateries, galleries, the Art Deco Lido swimming pool and many amenities, along with a mainline railway station offering direct services to London Paddington and beyond.

## HISTORY

Originally known as Pentreath Villa, it's believed this distinguished property was built in the 1860s by William Pentreath, a respected master mariner born in Mousehole in 1820. William hailed from a prominent maritime family – his father served as a pilot for Trinity House, while his uncle was the first schoolmaster in the nearby village of Paul, where he taught mathematics and navigation. William, being a skilled mariner, captained several hazardous trips from Great Britain via Cape Horn to San Francisco and back.

William lived out his final years at the Villa, passing away in 1890. He now rests in the churchyard at Paul, not far from the monument to Dolly Pentreath – believed to be the last native speaker of the Cornish language and another historic figure born in Mousehole. The Pentreath family has long been rooted in Mousehole, with records suggesting continuous residence from the 1500s. Their legacy is closely tied to the sea, with many members serving as master mariners. The last family member raised in the village left in 1964, with subsequent generations now largely settled in Australia. Following William's passing, the property changed hands and was, in time, renamed Trevethoe Villa. It was acquired by the current owners' family in 1967, and this sale marks the first time the Villa has been offered to the market in nearly 60 years.

## THE PROPERTY

Set in an enviable elevated position within the historic fishing village of Mousehole, Trevethoe Villa is a fine example of Victorian architecture, offering generous proportions, elegant period features, and breathtaking sea views. With its rich maritime heritage and spacious, flexible accommodation, the property presents a rare opportunity to acquire a landmark home that has not been offered for sale in over half a century. This substantial detached villa, believed to have been built in the 1860s, enjoys commanding views across Mount's Bay, reaching as far as Lizard Point. Retaining many original features including traditional joinery, decorative coricing and a handsome staircase, the property is brimming with character and coastal charm.





The ground floor is arranged around a wide and welcoming central hallway, which sets the tone for the rest of the house. To the front of the property, a beautifully proportioned dining room and a spacious lounge both enjoy large bay windows, perfectly framing the southerly sea views. These bright and elegant reception rooms provide ideal spaces for entertaining or simply enjoying the ever-changing coastal light.

To the rear of the house, a cosy snug and an additional sitting room offer more informal living spaces, while a rear extension houses a well-proportioned kitchen, utility area, walk-in pantry, and a ground floor WC – offering practical family living without compromising on style.

The traditional staircase rises to a half landing with a bathroom and continues on to a generous first-floor landing, where natural light streams in and views open up towards the sea. The principal bedroom is a standout feature of the home, offering a sense of calm and space, with magnificent panoramic sea views. Three further double bedrooms offer a variety of aspects – from sea and countryside views to charming village rooftops.

#### **OUTSIDE**

The gardens at Trevethoe Villa extend to three sides of the property, offering a peaceful and beautifully planted setting in which to enjoy the outstanding coastal surroundings. The standout feature is undoubtedly the uninterrupted views across the bay, which can be enjoyed from various vantage points in both the front and side gardens. The grounds are thoughtfully landscaped with a mix of mature shrubs, established planting, and fruit trees, creating a colourful and naturalistic environment. Areas of lawn provide generous space for outdoor entertaining, al fresco dining, or simply relaxing while taking in the panoramic sea views.

To the rear of the property is a private driveway providing off-road parking for one vehicle, as well as a detached garage, offering useful storage or workshop potential.

#### **RENOVATION**

The property would benefit from a programme of renovation and modernisation, offering an exciting opportunity for buyers to restore and enhance this impressive period home. For further information or to arrange a viewing, please contact Stags West Cornwall

#### **SERVICES**

Mains water, drainage and electricity. Superfast Broadband available - Ofcom. Mobile Signal - EE & Vodafone, Three & O2 - Good - Ofcom

#### **VIEWINGS**

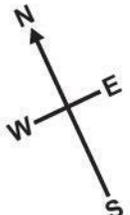
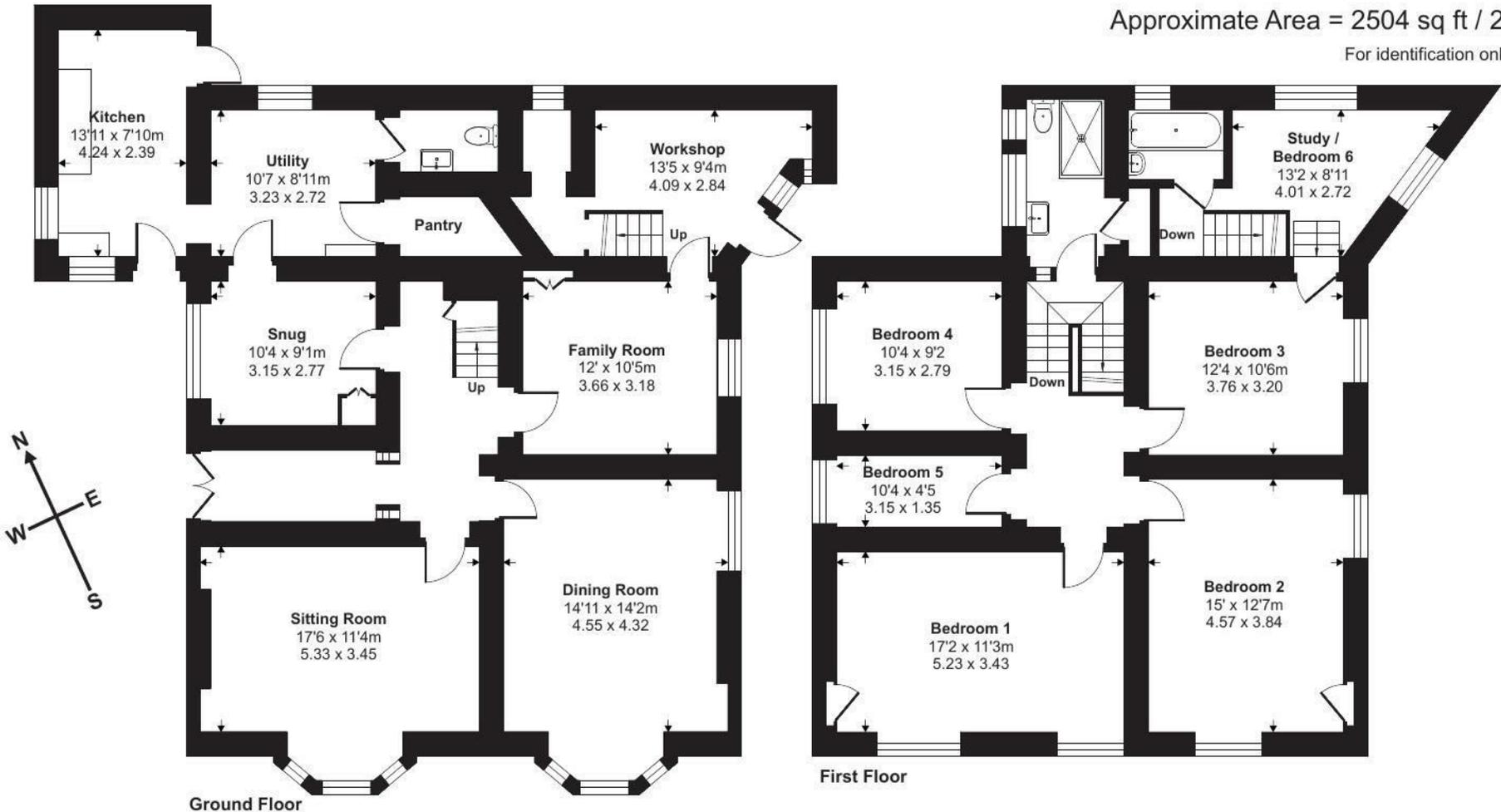
Strictly and only by prior appointment with Stags West Cornwall - 01736 223222

#### **DIRECTIONS**

On the approach to Mousehole, Trevethoe Villa will be evident on your right-hand side opposite the car park.

Approximate Area = 2504 sq ft / 232.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1320052



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         | 77        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         | 23        |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

