



Trevethan, Penwerris Rise, Praa Sands, TR20 9TD

£825,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Trevethan, Penwerris Rise

- FIVE BEDROOM DETACHED RESIDENCE
- SOUGHT AFTER COASTAL VILLAGE OF PRAA SANDS
- STUNNING SEA, COASTAL, VILLAGE & COUNTRYSIDE VIEWS
- CONVENIENTLY POSITIONED FOR PRAA SANDS BEACH
- SPACIOUS LAYOUT INCLUDING A 23' KITCHEN/DINER
- DOUBLE GLAZING & CENTRAL HEATING
- LARGE GARDENS WITH LAWNS & SUBSTANTIAL DECKED TERRACE
- GATED DRIVEWAY, GARAGE & AMPLE PARKING
- COUNCIL TAX E FREEHOLD
- EPC E47



An exciting opportunity to acquire a beautifully presented five bedroom detached residence in the sought after Cornish seaside village of Praa Sands.

The spacious residence, which benefits from double glazing and oil fired central heating, enjoys far reaching views across the village, out to sea, the rugged Cornish coastline and the surrounding open countryside. Greatly extended and enhanced by the current owners, a real feature is the 23' kitchen/diner.

A gated driveway provides ample parking for several vehicles and leads to a garage. The generous gardens envelop the home, offering extensive lawns, mature plants and shrubs, and a substantial rebuilt decked terrace. The terrace area the vendor advises us is ideal for alfresco dining, entertaining guests or simply relaxing whilst taking in the spectacular Cornish scenery.

Providing space, comfort and an enviable coastal setting, this attractive home presents a wonderful opportunity to enjoy village and seaside living in one of Cornwall's most desirable locations.

Praa Sands is situated approximately midway between the towns of Helston and Penzance. It is famous for its long sandy beach which is a favourite of both tourists and locals alike. The amenities in the village include a public house with restaurant, beach side cafe and a shop to cater for everyday needs. The nearby market towns of Helston and Penzance provide more comprehensive amenities including a wide range of major stores, restaurants and leisure centres with indoor swimming pools. Penzance also benefits from mainline rail links to London Paddington and beyond from its train station.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

STEP UP AND DOOR TO





PORCH 8'3" x 5'6" (2.51m x 1.68m)

A dual aspect room with outlook over the front garden, the village, out to sea and the rugged Cornish coastline. Door to

HALL/HOBBIES AREA 20' x 9'9" (6.10m x 2.97m)

Enjoying a similar outlook to the porch with views over the village, out to sea and the clifftops. This versatile space has doors to the master bedroom, inner hall, double doors to the kitchen/diner, understairs cupboard, stairs to the first floor and door to

SITTING ROOM 15' x 12' (4.57m x 3.66m)

A dual aspect room with outlook to the front, side and into the porch area. A feature fireplace acts as the focal point for the room with tiled hearth, surround and housing an open fire.

KITCHEN/DINER 23'3" x 22' narrowing to 16' (7.09m x 6.71m narrowing to 4.88m)

A fabulous open plan space with a door to the rear porch, outlook to the rear garden and French doors to the side opening onto the decking area.

KITCHEN AREA

An attractive kitchen comprising wooden worktop incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for a range of appliances including a Range style oven with built-in hood over, dishwasher and a free standing fridge freezer. The kitchen has the addition of an island area providing extra worktop surfaces, cupboards and drawers under, door to rear porch and door to

UTILITY ROOM 9' x 4'9" (2.74m x 1.45m)

A useful space with a worktop surface with cupboard under and wall cupboards over, there is space for a washing machine and tumble dryer. The room has an outlook to the rear garden and door to

SHOWER ROOM

Comprising a shower cubicle, wash basin with cupboard under and mixer tap over. There is a heated towel rail, a close coupled W.C., tiled floor and a frosted window to the rear.

REAR PORCH

With door to the outside and outlook down the driveway and out to sea. Door to

GARAGE 16'9" x 13' (5.11m x 3.96m)

Having a sliding garage door to the front, French doors to the rear and a vaulted ceiling. There is a worktop with space under for utilities, we are advised there is a Mega Flow water tank and the garage houses the oil fired boiler.

MASTER BEDROOM 12' x 12' (3.66m x 3.66m)

A dual aspect room with far reaching views over the village, out to sea, the rugged Cornish coastline and open countryside.

INNER HALL

With doors to two further bedrooms, W.C. and door to

BATHROOM

Comprising a bath with mixer tap over with flexible shower attachment and a separate shower over. There is a close couple W.C., wash basin with cupboards under and a mixer tap over. There is a heated towel rail, frosted window to the side and a tiled floor.

W.C.

Comprising a close coupled W.C., wash basin with mixer tap over, cupboard under, frosted window to the side and a tiled floor.

BEDROOM TWO 12' x 10' (3.66m x 3.05m)

Outlook to the side out towards open countryside.

BEDROOM THREE 12' x 9' (3.66m x 2.74m)

Outlook to the rear garden.

STAIRS AND LANDING

With doors to two further bedrooms and door to





SHOWER ROOM

Comprising a close coupled W.C., wash basin with mixer tap over and cupboards under, heated towel rail and a shower cubicle, there are partially tiled walls.

BEDROOM FOUR 18'9" x 12'3" narrowing to 10' (excluding window) (5.72m x 3.73m narrowing to 3.05m (excluding window))

A large room with sloping ceilings and views can be enjoyed over the village, out to sea, the rugged Cornish coastline and towards open countryside.

BEDROOM FIVE 14'9" x 7'9" narrowing to 5'3" (4.50m x 2.36m narrowing to 1.60m)

This room has sloping ceilings with some areas of limited headroom and access to eaves storage.

OUTSIDE

The outside space is a real feature of the residence with a gated driveway leading to a parking area for a number of vehicles and in turn a garage. The large gardens are mainly laid to lawn with well established plants and shrubs and cradle the main residence. A highlight of the outside space is the large decked terrace we are advised is ideal for alfresco dining and enjoys the fine Cornish outlook.

AGENTS NOTE ONE

We are advised that the residence has private drainage in the form of a cesspit.

AGENTS NOTE TWO

We are advised that Penwerris Rise is unadopted.

WHAT3WORDS

chefs.airship.increased

SERVICES

Mains water, electricity and private drainage.

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.

19th June 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.

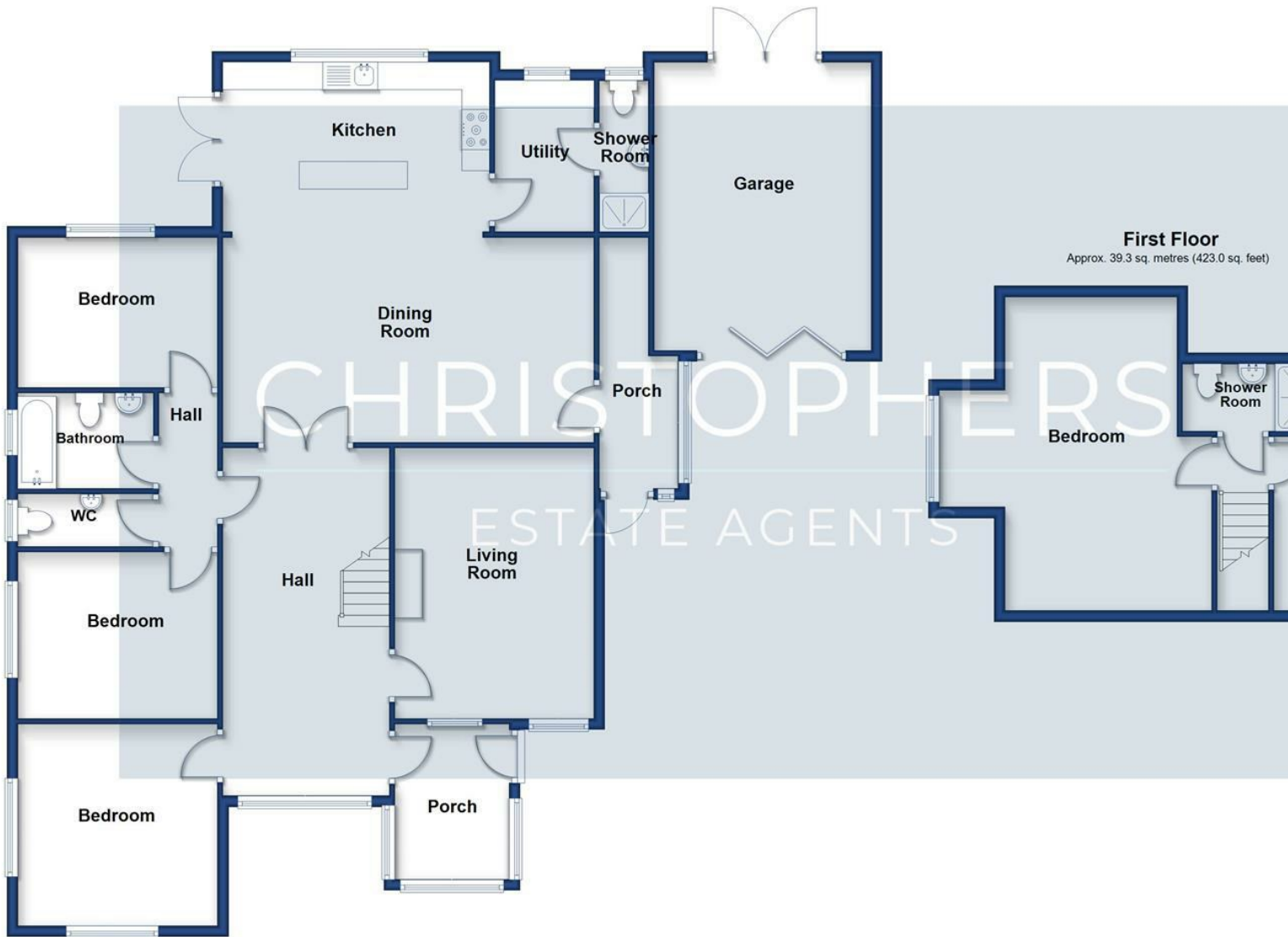




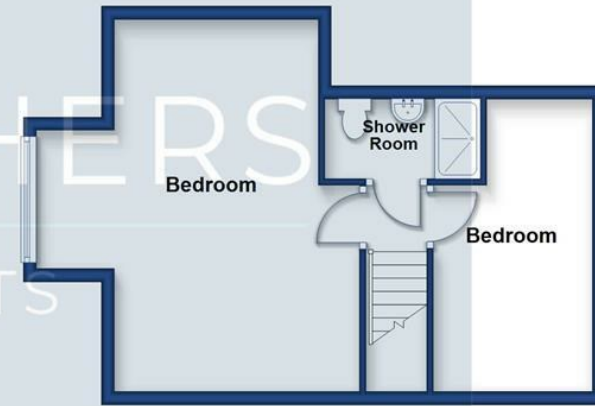




Ground Floor
Approx. 166.7 sq. metres (1794.8 sq. feet)



First Floor
Approx. 39.3 sq. metres (423.0 sq. feet)



Total area: approx. 206.0 sq. metres (2217.8 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			64
(39-54) E	47		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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