

12 Trewartha Road, Praa Sands, TR20 9ST

£585,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

12 Trewartha Road

- HIGHLY REGARDED COASTAL VILLAGE LOCATION
- THREE-BEDROOM DETACHED BUNGALOW
- FAR-REACHING SEA, BEACH AND COASTAL VIEWS
- RECENTLY FITTED KITCHEN AND MODERN ENHANCEMENTS
- OPEN-PLAN LIVING/DINING ROOM AND CONSERVATORY
- GOOD-SIZED FRONT AND REAR GARDENS
- AMPLE PARKING WITH DETACHED GARAGE/WORKSHOP
- FREEHOLD
- COUNCIL TAX D
- EPC D56

Enviably located in a sought after location within the popular coastal village of Praa Sands, this individual well proportioned three-bedroom detached bungalow enjoys elevated and panoramic views across to Praa Sands beach, Mounts Bay and the ocean beyond.

The accommodation has been thoughtfully conceived, with a generous open-plan lounge and adjacent sun patio being designed so as to take advantage of the fabulous marine backdrop.

The sun room provides a lovely space in which to relax with a morning coffee or evening glass of wine, whilst taking in the fabulous outlook towards Praa Sands beach and the sea beyond.

If you have ever dreamed of waking up to the sight and sounds of the sea, the master bedroom could make that dream a distinct reality with lovely elevated views across to the beach and seascape beyond.

The neatly appointed fitted kitchen and spacious conservatory offer a lovely outlook over the sheltered landscaped well tended garden and grounds to the rear.

To the front, the sun patio would seem the ideal place in which to sit out and enjoy a spot of al fresco dining during the warmer months, benefiting from a lovely sunny outlook and a wonderful vantage point from which to appreciate the sea views on offer.

A garage and adjacent shed beyond provide useful storage space for hobbies, garden equipment or beach accessories.

The well kept landscaped gardens offer a number of places from which to enjoy the fresh sea air and views toward the cove and beyond, making this a lovely outdoor space to enjoy in tandem with the bungalows' coastal setting.

Whether you are seeking an appealing retirement bungalow or a coastal residence with enviable, far-reaching views, this delightful property in Praa Sands could be tailor made for you.







In brief the accommodation comprises a sun room, living / dining room, kitchen, conservatory, hall / office, inner hall, bathroom and three bedrooms. The property benefits from oil fired central heating and double glazing.

Praa Sands is situated approximately midway between the towns of Helston and Penzance. It is famous for a long sandy beach which is a favourite of both tourists and locals alike. The amenities in the village include a public house with restaurant, beachside cafe and a shop to cater for everyday needs. The nearby market towns of Helston and Penzance provide more comprehensive amenities including national 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 french doors to sun room.

SUN ROOM 12' x 11'9" (3.66m x 3.58m)

The room is ideal for relaxing and enjoying the impressive views over other properties towards the beach, coastline and out to sea. There is a tiled floor, vaulted glass ceiling, side downlighting, door to the hall/office and double doors to living/dining room.

LIVING/DINING ROOM 32'9" x 13' (narrowing to 11') (9.98m x 3.96m (narrowing to 3.35m))

A fabulous open plan 'T' shaped room providing a living area, dining area with spotlighting and seating area with patio doors to take full advantage of the fine outlook. There is a feature decorative fireplace with tiled hearth, surround and mantel. There are patio doors to the conservatory, door to the hall/office and an opening to the kitchen.

KITCHEN 10'3" x 9'9" (3.12m x 2.97m)

Attractive kitchen comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances include a double oven and a hob with hood over, whilst there is space for a dishwasher, washing machine and a fridge/freezer. There is a built-in cupboard which houses the fuse box with boiler under, a tiled floor, partially tiled walls, outlook and door to conservatory.

CONSERVATORY 19'3" x 10'9" (5.87m x 3.28m)

A triple aspect room with tiled floor, vaulted glass ceiling and side downlighting. French doors to the outside.

HALL/OFFICE 9' x 7' (2.74m x 2.13m)

A useful space currently utilised as an office. Patio doors with frosted glass to the sun room, doors to bedrooms one and two and opening to inner hall.

INNER HALL

With built-in cupboards, one of which is an airing cupboard having a water tank with immersion heater and shelving. There is access to the loft, door to bedroom three and door to bathroom.

BATHROOM

Suite comprising bath with mixer tap and electric shower over, washbasin with mixer tap over, surround and cupboards under, w.c, with concealed cistern and a bidet. There is a carpeted floor, tiled walls, towel rail and frosted window to the rear.

BEDROOM ONE 12'9" x 12'6" (3.89m x 3.81m)

Patio doors to take full advantage of the impressive outlook and opening on to a raised area.

BEDROOM TWO 12'9 x 10' (inc built in cupboards) (3.89m x 3.05m (inc built in cupboards))

The room benefits from an array of built-in cupboards with built-in lighting. Outlook to the side, over the village and out to sea.

BEDROOM THREE 10' x 9'9" (3.05m x 2.97m)

With outlook to the rear.

OUTSIDE

To the front of the property is a terraced lawned garden with well established plants and shrubs and a raised terrace and patio area which would seem ideal for enjoying the impressive marine outlook and al fresco dining. The rear garden is also mainly laid to lawn with well established plants and shrubs and enjoying views to open countryside. There is a useful shed, stone chipped area and a driveway which runs from the front of the residence and provides parking for a number of vehicles and leads to a detached garage.

DETACHED GARAGE/WORKSHOP 22' x 12'6" (6.71m x 3.81m)

A good sized garage with working space, providing power, lighting and has a remotely operated roll up door. Door to the side.

SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.

FLOOD RISK

River & Sea Very Low Surface Water Very Low

ANTI MONEY LAUNDERING REGULATIONS

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

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.

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/

EPC FOR RENTAL PROPERTIES

As from the 1st April 2018 there is a requirement for any properties rented out in the private rental sector to normally have a minimum energy efficiency rating of E on an Energy Performance Certificate (EPC). The regulations now apply to new lets and renewals of tenancies and for all existing tenancies on 1st April 2020. It will be unlawful to rent a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. We understand that the normal type of holiday let is exempt.

WHAT3WORDS

graphics.policies.hotspots

DATE DETAILS PREPARED

25th August 2026





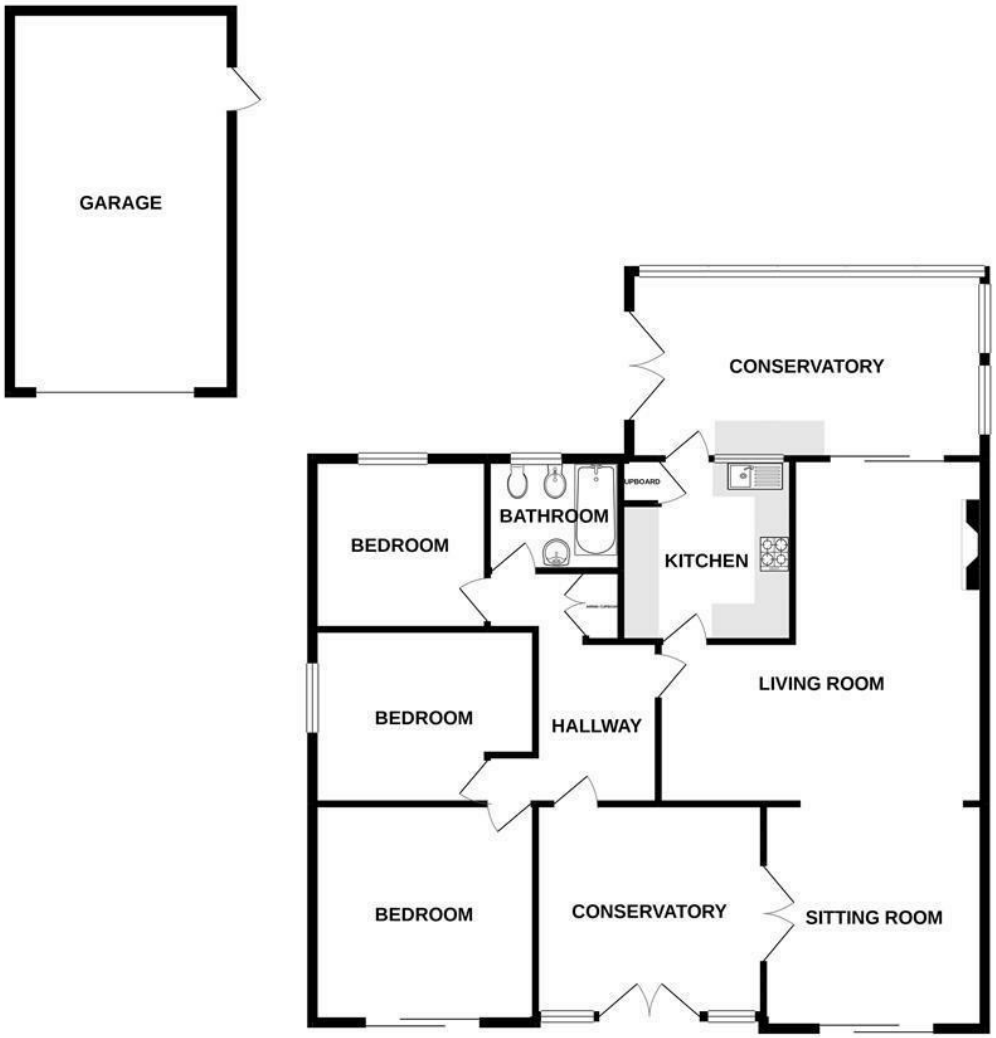






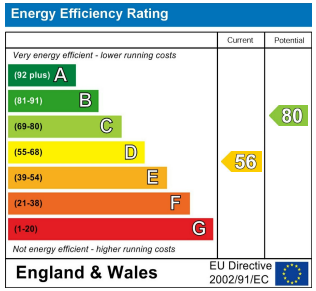

BREAD

GROUND FLOOR



PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



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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