

1, Trenant Mews, Pengersick Croft, Praa Sands, TR20 9SW

£565,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

1, Trenant Mews, Pengersick Croft

- THREE BEDROOM DETACHED RESIDENCE
- EPITOMISES MODERN LUXURY LIVING
- BOASTING A TRIPLE ASPECT OPEN PLAN LIVING SPACE
- SEA VIEWS
- ATTRACTIVE ENCLOSED GARDEN
- CLOSE PROXIMITY TO THE BEACH
- FREEHOLD
- COUNCIL TAX D
- EPC B85

Nestled within a sought after coastal location, this exceptional three bedroom detached residence, constructed in 2018 by a well respected local builder, epitomises modern luxury living. Boasting a spectacular triple aspect open plan living space, the residence is suffused with natural light and presents captivating views of the sea, through two sets of sliding double doors, seamlessly connecting the inside and outside space.

At the heart of the home is a stunning two-tone kitchen, complete with integrated appliances, an inviting island unit and space for dining and unwinding. This space transitions effortlessly from a sun drenched haven in summer, to a cosy retreat in winter, centred around a feature Contura log burner. Thoughtful design extends throughout the property, incorporating a convenient utility room and a ground floor double bedroom, complemented by a luxurious bathroom fitted with Villeroy and Bosch sanitaryware. Ascend to the first floor to discover the master bedroom suite. Imagine waking up to the sight and sound of the sea from the comfort of your bed, whilst savouring a coffee on a Sunday morning.

This contemporary residence is tailored for modern living, boasting low maintenance features ideal for families, retirees, or those seeking a holiday retreat or investment opportunity. Outside, an attractive enclosed garden offers a private oasis, while off road parking enhances practicality. The property's proximity to the beach, as well as the nearby countryside, ensures a lifestyle of leisure and exploration.

In summary, this meticulously thought out property combines a high specification finish with practical functionality, presenting an unparalleled opportunity to embrace coastal living at its finest.







LOCATION

Praa Sands is a hugely sought after location with a stunning mile long stretch of sparkling white sandy beach, backed by sheltered dunes. After a day on the beach, why not go for an evening walk along the shoreline, where you can enjoy watching the surfers and the sunset, whilst indulging in a drink at a local bar. There is a well regarded golf course and leisure centre offering an indoor pool and gym facilities for members. The village also boasts a range of eateries, including The Welloe, where you can enjoy a delicious pizza with a panoramic view of the ocean. From Praa Sands, the larger towns of Helston and Penzance can be accessed with a wider range of facillities, as well as the A30 and nearby Porthleven.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

HALL

With vaulted ceiling, having a skylight and stairs ascending to the first floor. with glass balustrading and an understairs cupboard. There are other doors to all ground floor rooms, a cupboard which houses the water tank and manifold for the underfloor heating which runs for the ground floor.

LOUNGE/KITCHEN/DINER 23'9" x 19'3" (narrowing to 16'6") (7.24m x 5.87m (narrowing to 5.03m))

A fabulous triple aspect room, with views over the village and out to sea. The kitchen area comprises working top surfaces, incorporating a one and a half bowl sink unit, with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. An array of utilities include a double oven, with microwave functionality, induction hob with hood over, dishwasher and a fridge/freezer. There is decorative undercounter lighting. A woodburner acts as a focal point for the room.

UTILITY ROOM 7'6" x 6'3" (2.29m x 1.91m)

Having working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space under for utilities and a door to the outside.

BATHROOM

Comprising a bath with both mixer tap and shower over, a wall mounted wash basin with mixer tap over and a w.c. with concealed cistern. There are tiled walls, a tiled floor, frosted window to the front and having a towel rail.

BEDROOM THREE 13'6" x 8'6" (narrowing to 8'0") (plus door recess (4.11m x 2.59m (narrowing to 2.44m) (plus door rece)

With an outlook to the front.

STAIRS AND LANDING

LANDING AREA
With doors to both bedrooms.

MASTER BEDROOM 20' x 13' (narrowing to 9'3") (6.10m x 3.96m (narrowing to 2.82m))
Enjoying views over the village and out to sea. The room is dual aspect and has a door to

EN-SUITE
Comprising a close coupled w.c. with concealed cistern, wall mounted wash basin with mixer tap over and a shower cubicle. There are tiled walls, a heated towel rail and a frosted window to the side and the room has a skylight.

BEDROOM TWO 16'6" x 11'3" (5.03m x 3.43m)
A dual aspect room with an outlook to the front and to the side. Some areas of the room have limited headroom.

OUTSIDE
To the front of the property is a bricked parking area providing parking for a number of vehicles. To the rear of the residence is a pleasant garden which is mainly laid to lawn has a raised decked area, flowerbeds and a useful shed.

AGENTS NOTE
We are advised that the property benefits from private drainage, in the form of a shared sewage treatment plant which is located in the boundary of 4 Trenant Mews. There is a shared cost for the maintenance of the sewage treatment plant.

COUNCIL TAX
Council Tax Band D.

SERVICES
Mains electricity, water, private drainage and an air source heat pump.

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

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.

DATE DETAILS PREPARED.
12th February 2026



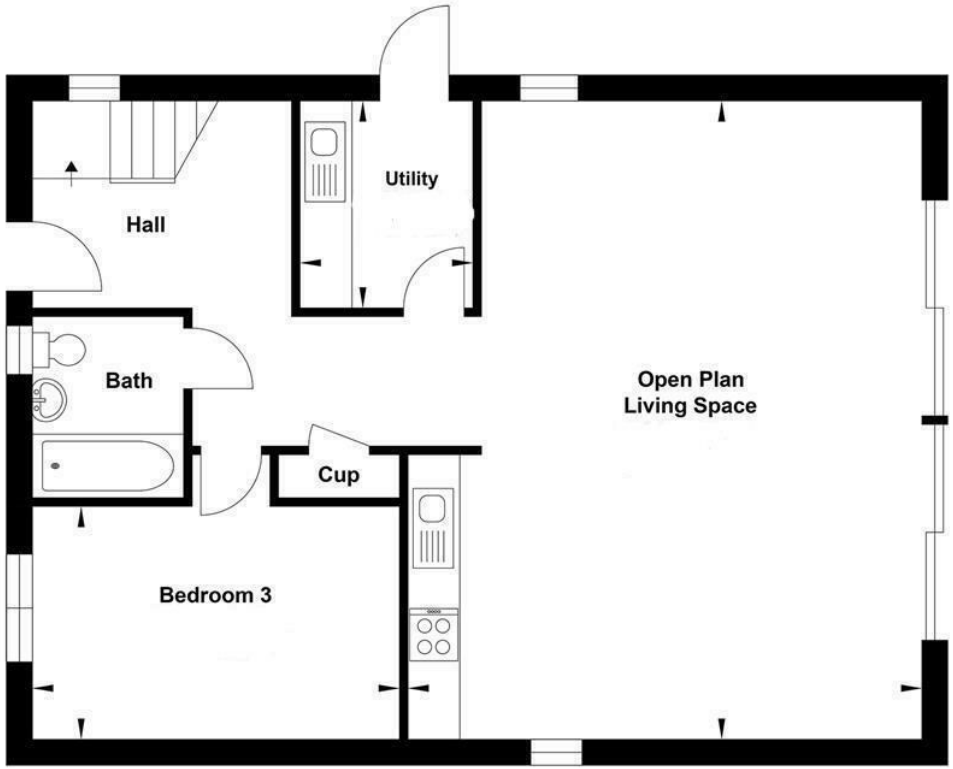












Ground Floor



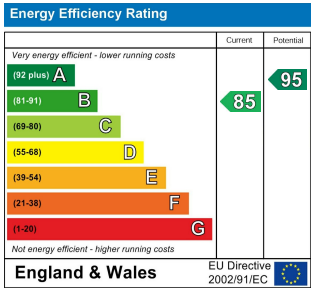
First Floor

PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS

Gross Internal Floor Area : 127.16 m2 ... 1369 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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