



## Trewartha Helston Road, Penzance, TR20 9AA

**£795,000**

 4  2  1  E

- Sea Views
- Area Of Outstanding Natural Beauty
- Holiday Letting Potential
- Beautifully Presented
- Garage With Development Potential
- Enclosed Garden
- 4 Bedroom Detached House
- Ample Parking

\*\*\*CHAIN FREE\*\*\*

Situated in a prime position overlooking the golf club and Praa Sands, Trewartha is an exquisite example of modern beach style living. With gorgeous terraces, wonderful open plan living areas and a beautiful garden, this property is simply divine.

Trewartha was built in 1928 with the Cornish translation meaning 'Upper Farm' and 'The Homestead', the property was extensively refurbished in 2021 using the finest quality materials and is now utilised as a successful holiday let in the peak summer months and family home for the rest of the year. If used as a holiday let year round, there is an annual income potential of £60-90k per annum.

Holiday rental income figures also available on request.

Within walking distance of the mile-long Praa Sands beach, a designated Site of Special Scientific Interest (SSSI) known for its stunning natural beauty, with its cool beach bars, village shops, and a golf and leisure club offering an indoor swimming pool and spa facilities.

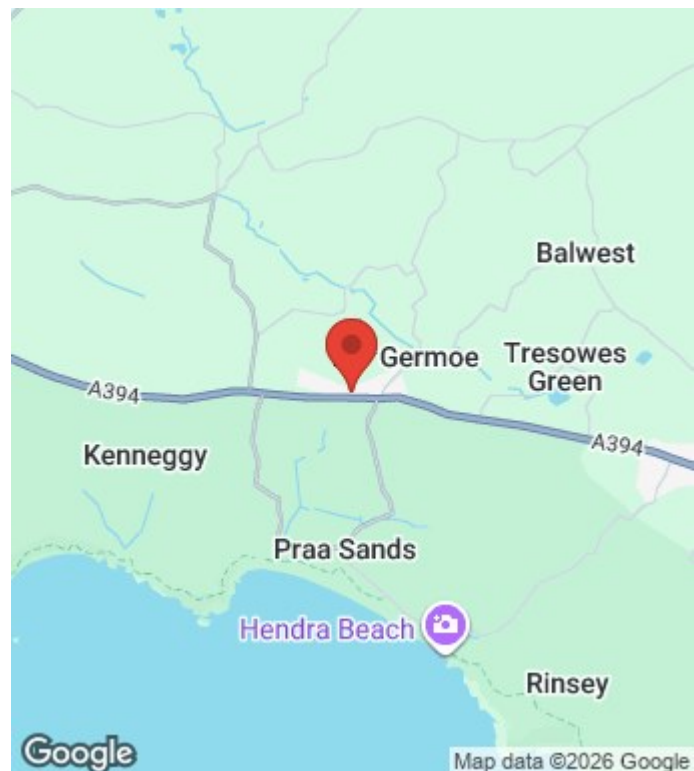
Trewartha is also walking distance to Germoe Primary School and 4 miles to Penzance railway station.

Development potential: There is a large detached garage, ripe for redevelopment to either extend the house or create a separate annex or workspace (subject to planning permission).

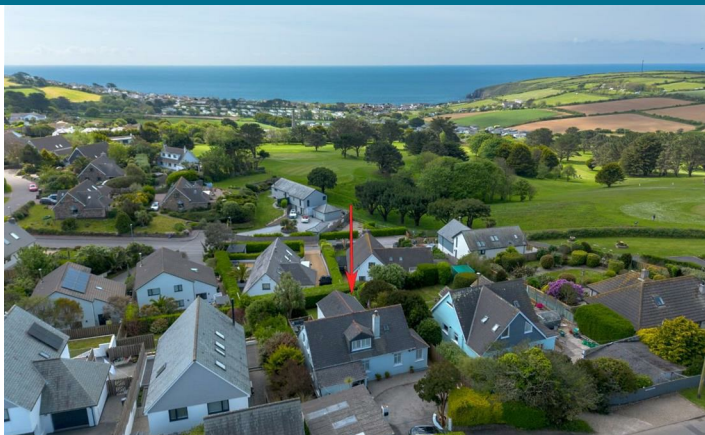
Contact us now to arrange a viewing!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	39	75
England & Wales	EU Directive 2002/91/EC	

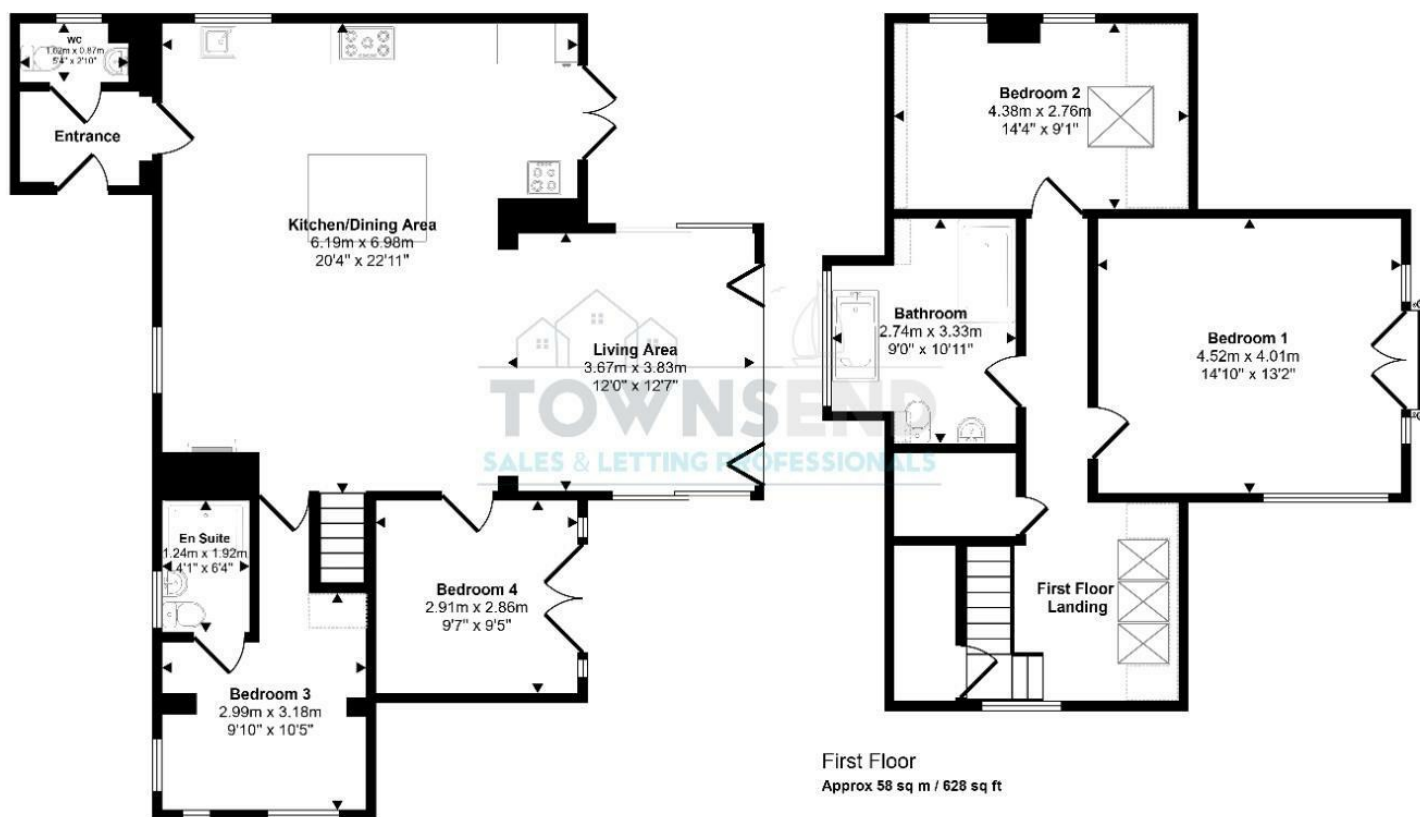
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	








Approx Gross Internal Area  
139 sq m / 1501 sq ft



**Ground Floor**  
Approx 81 sq m / 873 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.