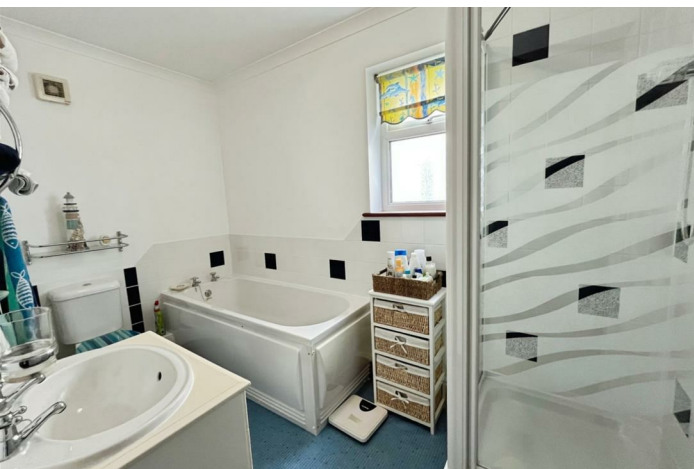


Trenlowen Henver Close Gwinear, TR27 5HG







Trenlowen Henver Close Gwinear, TR27 5HG

A charming 4-bedroom detached home in the heart of Gwinear, offering generous living space, private driveway parking, and an enclosed rear garden with countryside views.

This well-presented property combines modern comfort with a peaceful village setting. The ground floor provides a bright and spacious living area, a fitted kitchen/diner ideal for family living, and additional versatile reception space. Upstairs, there are four good-sized bedrooms and three bathrooms including a principal bedroom which is ensuite with countryside outlooks, and a family bathroom.

Outside, the home benefits from ample driveway parking to the front with an EV charging point, while to the rear an enclosed garden offers a safe and private space for children, pets, and entertaining.

Located in the sought-after village of Gwinear, the property enjoys a quiet rural feel while being within easy reach of local amenities, schools, and transport links.



The Mather Partnership, Offices in Helston & Hayle
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| www.thematherpartnership.co.uk

Guide Price - £430,000

Location

Gwinear is centrally positioned with good road access to Hayle, Camborne, the main A30 and the North Cornish coastline all of which is a short drive from the property. There is a popular Primary School with a choice of Secondary Schools in Hayle, Camborne and Helston. Beautiful public footpaths and bridleways are located close to the property, perfect for those who enjoy the open Cornish countryside. Particular highlights within a short drive from the property is the ever popular Trevaskis Farm with its stores, butchers, deli and much more. A short distance away is the North Cornish coastline with miles of golden sands at Gwithian, Godrevy and Hayle being close by. The towns of Helston, Penzance and Redruth as well as the City of Truro are all within a 30 minute drive from the property.

Accommodation

Entrance
Reception Hallway
Cloakroom
Living Room

Kitchen Dining Room

Utility Room

First Floor

3 Bedrooms

2 Bathrooms(master ensuite)

Second Floor

Bedroom with Ensuite

Garage

1101 x 9'01

Metal up and over door. Power and light.

Parking

To the front of the property is driveway parking for 2 to cars. There is also an EV charging point

Outside

To the rear of the property is a raised decking area creating the ideal Alfresco dining area or area to sit back and relax those lazy summer afternoons. There is a small area of lawn garden and area currently housing a hot tub. The is access to either side of the property both with gates leading out onto the front.





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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Services

Mains water, electric, gas and drainage

Council Tax Band- C**What3Words**

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Anti Money Laundering Regulations – Purchasers

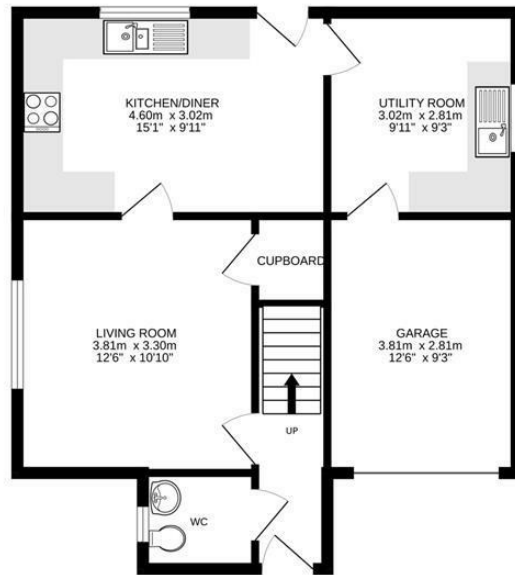
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

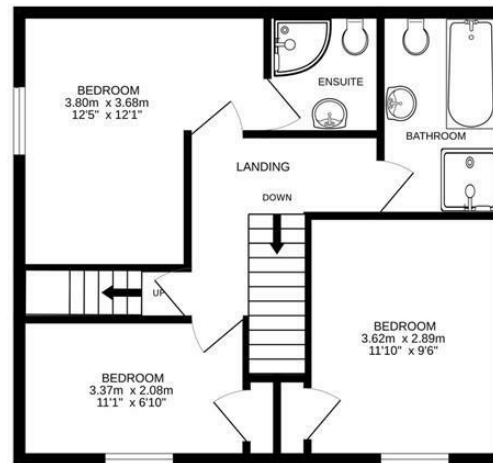
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



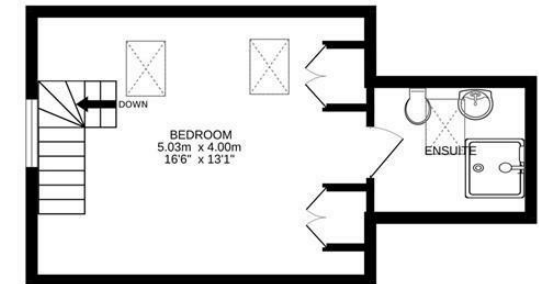
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



TRENLOWEN

