



2 Nansloe Close, Helston, TR13 8BP

£525,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

2 Nansloe Close

- THREE/FOUR BEDROOM DETACHED PROPERTY
- SUPERB KITCHEN/DINER
- COUNTRYSIDE VIEWS
- MASTER BEDROOM WITH EN-SUITE
- GARAGE AND PARKING
- LANDSCAPED GARDENS
- FREEHOLD
- EPC C73
- COUNCIL TAX BAND D

An opportunity to purchase a three/four bedroom detached property in a highly regarded residential area of the market town of Helston. Having been much enhanced during our owner's tenure, the residence presents itself as a beautiful home with magnificent views to the rear towards the Penrose estate over miles of open rolling countryside.

The accommodation, in brief on the ground floor, provides a lounge, utility room, study/bedroom four with super views down the valley and bedroom three. A real feature of this property is the superb kitchen/diner, the real heart of the home being dual aspect with views again over the garden and down the valley towards Penrose. Completing the ground floor is a beautifully appointed shower room.

On the first floor there is bedroom two, together with the master suite which includes a dressing area, fabulous master bedroom with Juliette balcony again enjoying the super outlook. The room is complemented by its ensuite, a beautifully appointed shower room.

To the outside there is a driveway, with parking for several vehicles, leading to the attached garage with nicely landscaped gardens to both the front and rear, the latter of which has a lovely raised decked area, again making the most of the magnificent views over the valley.

THE ACCCOMMODATION COMPRISES (dimensions approx)

DOOR TO THE ENTRANCE HALLWAY

ENTRANCE HALLWAY

Of good proportions, with turning staircase rising to the first floor. With doors to -







LOUNGE 17'8" m x 13'5" (5.4 m x 4.1m)

A lovely dual aspect room having windows to the front and side aspect over the garden with inset downlighters.

BEDROOM THREE 11'10" x 11'5" (3.63 x 3.5)

With a window to the front aspect and built in wardrobe.

BEDROOM FOUR/STUDY 15'3" x 9'6" (4.66 x 2.90)

With wood effect laminate flooring and glazed sliding patio door leading out onto the deck and garden.

SHOWER ROOM

Beautifully appointed with a generous walk-in shower cubicle with attractive tiling, dual flush w.c., wash hand basin set into a vanity unit with storage under and lit LED mirror over. Wood effect vinyl flooring and impressive feature towel rail, extractor, a window to the rear aspect and part tiling to the walls.

KITCHEN/DINER 24'0" x 21'7" (maximum measurements, being I shape (7.32 x 6.60 (maximum measurements, being I shaped)))

This is a fabulous space being dual aspect with windows and bi-fold doors leading out onto the garden and deck with quite superb rural views towards the National Trust Penrose Estate over rolling Cornish countryside. There is a beautifully appointed kitchen with stone worktops and a one and a half bowl sink drainer unit with mixer tap. There are a mix of base and drawer units under, wall units over. There is a peninsula unit, again with abundant storage under. Built in appliances include a Bosch dishwasher, large larder fridge. There is a Smeg dual fuel multi function oven with five burner hob and glass and steel hood over. The room has attractive pendant feature lighting. At the dining end of the room there is a large storage cupboard with shelves, LVT wood effect flooring, feature radiator and the room is lit by a number of LED downlighters. All in all a fabulous family space and truly the heart of this amazing home.

Off the kitchen, a door leads to a utility room.

UTILITY ROOM 9'10" x 5'8" (3.0 x 1.74)

With wood worktop that incorporates a sink unit with swan neck mixer tap, there are cupboards under, cupboards and shelves over. A space is provided for a washing machine, the room has wood effect laminate flooring and there is a service door out onto the side of the property with a further service door out onto the side of the property with a further service door back into the garage.

From the hall a turning staircase rises to the first floor landing with skylight and doors to the bedroom two.

BEDROOM TWO 10'9" x 7'10" (3.28 x 2.39)

With cupboards having eave storage and skylight.

MASTER SUITE

From the landing one enters a dressing area, where there is further eave storage and a skylight leading onto the master bedroom.

MASTER BEDROOM 20'9" x 11'1" (6.35 x 3.39)

A fabulous vaulted space with Juliette balcony with view over the garden over open farmland and down across the National Trust Penrose Estate. A super place to wake and enjoy the location. With a door to the en-suite.

EN-SUITE

With generous walk-in shower cubicle with attractive tiling, drencher head with separate mixer shower head, extractor, feature shelving, w.c. with hidden cistern, wash hand basin set into a vanity unity with storage under and a large mirror over. Feature chrome ladder style radiator, skylight, LVT wood effect flooring and the room is lit by a series of downlighters.

OUTSIDE

There is a driveway with parking for vehicles and a lawn garden interspersed with mature plants, trees and shrubs. Pedestrian access is gained down by sides of the property. The drive leads to the garage.

GARAGE 18'2" x 9'11" (5.56 x 3.03)

With remote control up and over door, a window to the side aspect, Worcester gas boiler and a door back to the utility room.

REAR GARDEN

A real feature of this property is its lovely enclosed rear garden, offering good degrees of privacy with a lawned area, beds housing mature plants, trees and shrubs, patio seating area, water feature, useful shed, storage area that runs underneath the kitchen. With a fabulous raised deck, with wooden glass balustrade that makes the most of the fabulous view down over the fields with the National Trust Penrose Estate and rolling countryside in the distance.

Outside lighting, storage area underneath the raised deck, useful shed and outside tap.

SERVICES

Mains gas, electricity, water and drainage.

AGENTS NOTE

The property is being sold to close an estate and probate will need to be granted before a buyer completes on a purchase.

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.





DIRECTIONS

From Helston town centre proceed up Wendron Street and along Godolphin Road. At the turnpike roundabouts turn right which is signposted Penzance. Proceed along this road passing straight through the traffic lights. Continue to the next roundabout going straight on which is also signposted Penzance. One will pass Sainsbury's Supermarket on the left hand side. Proceed through the first mini roundabout and turn right which is also signposted Penzance. Proceed along this road for a short distance and take the first turning on the left into Degibna Lane and immediately right onto Nansloe Close where you will see no 2 on the left hand side.

COUNCIL TAX

Council Tax Band D.

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/>

ANTI-MONEY LAUNDERING

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.

DATE DETAILS PREPARED.

5th August 2025



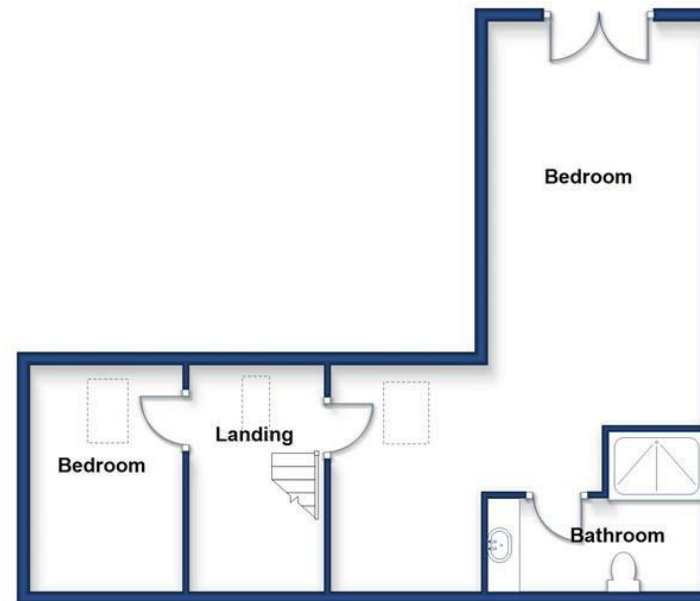
Ground Floor

Approx. 121.0 sq. metres (1302.7 sq. feet)




First Floor

Approx. 56.0 sq. metres (603.1 sq. feet)



Total area: approx. 177.1 sq. metres (1905.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(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	



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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