



Off Wendron Street Cottage Wendron Street, Helston, TR13 8PT

£270,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Off Wendron Street Cottage

Wendron Street

- CHARMING DETACHED COTTAGE
- TUCKED AWAY LOCATION
- CLOSE TO TOWN CENTRE
- A REAL GEM
- RETAINING MANY CHARACTER FEATURES
- GARDEN & COURTYARD
- FREEHOLD
- COUNCIL TAX D
- EPC E50

An exciting opportunity to acquire a delightful cottage in a tucked away position, just a short stroll from the bustling town centre of Helston.

Retaining many original period features, this charming home offers well-proportioned accommodation throughout and is truly a "hidden gem."

The property benefits from double glazing and a gas fired Rayburn.

The ground floor comprises a characterful kitchen/diner featuring a Rayburn, alongside a cosy lounge/diner with an impressive stone fireplace.

Upstairs, the property offers three bedrooms, the master of which spills out onto the sunroom with a door out onto the lovely garden and there is a bathroom.

A standout feature of the home is the beautifully maintained garden, filled with a variety of mature plants and shrubs—clearly a labour of love. To the front, there is also a welcoming courtyard seating area.

Helston is known as the gateway to the Lizard Peninsula, an Area of Outstanding Natural Beauty famed for its dramatic coastline, hidden coves, and scenic cliff-top walks. The town itself is a vibrant market hub, offering a range of amenities including shops, healthcare facilities, a cinema, and a leisure centre with an indoor swimming pool. Well-regarded schools are nearby, and a university campus is located in Penryn, approximately twelve miles away.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO







KITCHEN/DINER 19'7" x 12'0" (5.98 x 3.67)

A room full of charm and character, featuring exposed beam ceilings, an impressive stone fireplace with gas-fired Rayburn, , and attractive exposed stone walls.

The kitchen is fitted with wooden worktops incorporating a Belfast-style sink with mixer tap and a gas hob, with storage beneath and space for a refrigerator and plumbing for a washing machine. The floor is tiled, and windows to both the front and rear aspects provide plenty of natural light.

Towards the dining area, a turning staircase with partially exposed red brick walls rises to the first floor, while glazed French doors open out to...

LOUNGE/DINER 20'3" x 11'8" (6.18 x 3.58)

A delightful room brimming with character, featuring exposed beamed ceilings and an impressive local stone fireplace housing a wood-burning stove. The space is enhanced by partially exposed stone walls, complemented by further section of exposed red brick.

Wooden stripped flooring to the floor, while two windows to the front aspect and an additional window to the rear—positioned towards the dining area—allow for natural light.

From the ground floor an open tread turning staircase leads to -

FIRST FLOOR

LANDING

With generous walk-in linen cupboard, further storage cupboard which also houses the immersion heater and stripped wood doors to -

BEDROOM ONE 11'5" x 11'1" (3.5 x 3.4)

A lovely space with window to the front aspect and a glazed panelled door leads down to -

GARDEN/SUN ROOM 14'11" x 6'7" (4.56 x 2.03)

A triple aspect room with tiled floor and lovely views over the garden.

BEDROOM TWO 11'1" x 8'0" (3.39 x 2.44)

With a window to the front aspect with views out over the top of other rooftops to open countryside, built-in wardrobes.

BEDROOM THREE 8'10" x 7'10" (2.7 x 2.4)

With window to the rear aspect, window seat arrangement.

BATHROOM 9'4" x 7'4" (2.85 x 2.24)

The bathroom is fitted with a bath with tiled splashback and an electric shower over, advised new in 2025, a feature wash hand basin and a matching W.C. There is additional tiled splashback, complemented by part wood-panelled walls.

A window to the rear aspect provides natural light and tile-effect vinyl flooring. A loft hatch offers access to the roof space.

GARDEN

A real highlight of this property is the beautiful, mature garden, thoughtfully planted with a wide variety of plants, trees, and shrubs.

To the front of the property, there is an additional seating area, providing a pleasant space to relax and enjoy the surroundings.

The property also benefits from a useful garden shed, offering practical storage.

AGENTS NOTE

The property is approached via a shared footpath off Wendron Street which gives access to the property along with Bob Fitzsimmons Cottage to the rear and a pathway beside the garden that leads up to a further gardens owned by cottages in the street.

AGENTS NOTE TWO

The owner has informed us that the cottage had the rear part of the roof replaced in 2025 and the front part was checked at the same time.

AGENTS NOTE THREE

We are advised that the majority of the furniture is available by separate negotiation.

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.

ANTI-MONEY LAUNDERING

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

COUNCIL TAX

Council Tax Band D.

DATE DETAILS PREPARED.

25th March 2026.

WHAT3WORDS

shutting.dissolves.hint





MOBILE AND BROADBAND

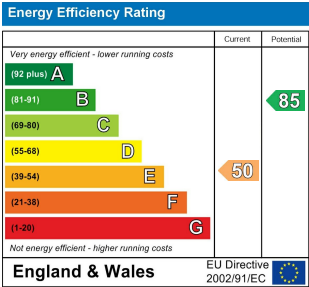
To check the broadband coverage for this property please visit -
<https://www.openreach.com/fibre-broadband>

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<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.





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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