

CHRISTOPHERS

ESTATE AGENTS



Set within a peaceful and well-regarded park site, this beautifully maintained and larger than expected two-bedroom park home offers the perfect blend of tranquility, community, and convenience — just a short distance from the town centre and local amenities, including Tesco.

Decorated in fresh white throughout and benefiting from recently laid carpets and a newly installed boiler, the property is ready to move into and ideal for those seeking a low-maintenance lifestyle.

Inside, the home boasts a spacious and bright dual-aspect lounge, seamlessly connecting to an open-plan dining area—perfect for both relaxing and entertaining. The modern kitchen provides ample storage and functionality, while further built-in storage can be found throughout the home.

There are two bedrooms: the generous dual-aspect master features an extensive range of fitted wardrobes, cupboards, drawers, and vanity units, with the second bedroom, also offering useful built-in storage. A well-appointed shower room includes a large cubicle with aqua paneling and an electric shower.

Outside, the gardens are a real highlight. Enjoy a sunny patio area with a useful shed, a lawned section with a greenhouse—ideal for gardening enthusiasts—and a larger lawn bordered with mature shrubs that provide a delightful splash of summer colour.

Offering a peaceful lifestyle in a friendly community environment, this super park home is an opportunity not to be missed.

LOCATION

Glenhaven Residential Park is a gorgeous over 50's Park Home development, situated in Helston at the northern end of the Lizard Peninsula approximately 12 miles east of Penzance and 9 miles south-west of Falmouth.

The bustling market town of Helston hosts a mixture of Georgian and Victorian architecture. An outstanding feature at the end of Coinagehall Street is The Monument, which was built in 1834 in the memory of Humphry Millet Grylls, a local banker and solicitor whose actions kept open the local tin mine and saved 1200 jobs.

Glenhaven Park is within easy reach of Porthleven, a charming fishing harbour and world class surf break. A little further along the coast, towards Penzance, Praa Sands is a beach with a mile of sand, quality surf and all year lifeguards.

There are several good restaurants in the area and many country pubs serving meals in the villages around. Helston is the gateway to the Lizard peninsula and to the Helford River. A trip through the Helford valley is an opportunity to visit some beautiful villages such as St Anthony in Meneage and Helford Village.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

HALLWAY

With a radiator, useful storage cupboard and doors to various rooms.

LOUNGE 6.02M X 3.23M (19'9" X 10'7")

A lovely bright and spacious dual aspect room with a radiator and open plan archway to the dining room.

DINING ROOM 2.90M X 2.13M (9'6" X 7')

A dual aspect room with a radiator and a door to the kitchen.

KITCHEN 4.14M X 2.44M (13'7" X 8')

Fitted with a comprehensive range of modern, base and wall units including drawers and a glazed display cabinet with work surfaces over. Stainless steel sink and drainer, space and point for fridge/freezer (current fridge freezer is included within the sale) and a space and plumbing for a washing machine (current washing machine is included within the sale) There is also a space and point for gas oven, currently housing a Beko free standing cooker with an oven, four burner hob and grill which is also included within the sale. A large useful storage cupboard and a further cupboard housing the Worcester Bosch Green Star 2000 condensing combi boiler. A window to the rear and a glazed door to the hallway and opening to the rear lobby.

REAR LOBBY

With a useful cloak cupboard and a window and door to the rear.

BEDROOM ONE 3.78M (MAXIMUM) X 2.82M (12'5" (MAXIMUM) X 9'3")

A dual aspect room with a radiator and a comprehensive range of built-in storage, including wardrobes, cupboards, drawers and vanity areas.

BEDROOM TWO 2.84M X 2.13M (9'4" X 7')

With windows to the side, radiator and built-in storage to include wardrobe, cupboards, drawers and a vanity area.

SHOWER ROOM 2.26M X 1.65M (7'5" X 5'5")

With a large cubicle with sliding door, aqua panelling housing a Triton Perluso electric shower. A low level w.c., wash hand basin in vanity unit with storage below. A radiator and obscure window to the rear.

OUTSIDE

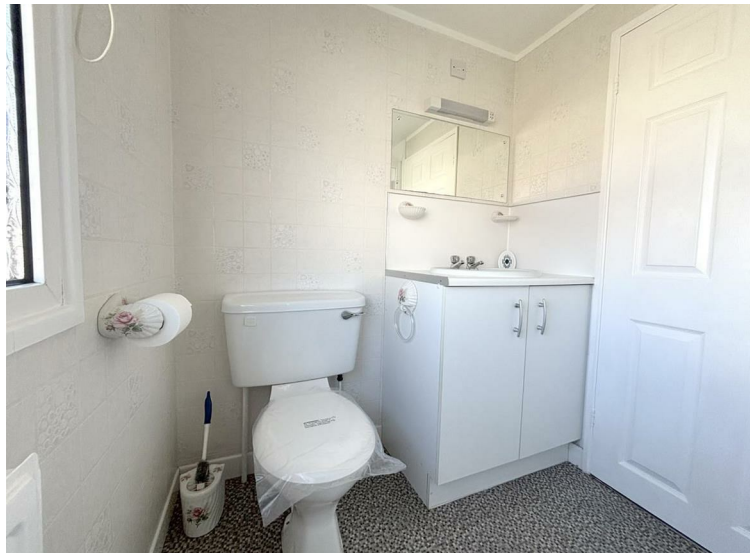
The outside space is a real feature, perfect for keen gardeners or simply those that enjoy relaxing in the sunshine, with a variety of areas to sit in. There is a patio area with a useful timber shed and pedestrian access gate to the side. Alongside this is a further garden area which is mainly lawned with a border and a greenhouse. A gate leads from here into the side garden which is a good sized lawn with established borders stocked with mature shrubs offering a lovely display of colour during the Summer months. There is a further patio seating area and subject to any necessary consents being obtained, the side garden could be utilised for additional parking if desired. There is an allocated parking space a few moments walk from the property,

SERVICES

Mains water, electric and drainage. LPG heating. The vendor informs us that the boiler has been recently fitted and comes with a 7 year warranty. The vendor also informs us that there is now a defibrillator on site.

DIRECTIONS

From Helston town centre proceed up Wendron Street and along Godolphin Road. At the Turnpike roundabout turn right. Follow the road past the Tesco roundabout and just after the traffic lights one will find Glenhaven Park on the left hand side.. There is visitor parking on the right hand side. Upon entry to the park turn right and take the first left where the property will be found on the corner plot after a short distance.



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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	

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