

CHRISTOPHERS

ESTATE AGENTS



A rare opportunity to purchase an enviably located, architect designed, four bedroom detached residence with a large garden and elevated, panoramic views across the idyllic Cober Valley and countryside beyond.



Available on the market for the first time in over twenty five years, this striking, individual home, has to be viewed to fully appreciate the wonderful location and marvellous vistas it enjoys.

Seldom are rural views as expansive and elevated as those enjoyed from this residence. Whether enjoying a glass of wine at sunset on the decked terrace, or a cup of tea from the comfort of the master bedroom the outlook enjoyed by this property is truly special and is sure to appeal to discerning purchasers.

Internally, half vaulted ceilings, French doors and picture windows ensure that the residence is light and welcoming even on the darkest of days. An open plan kitchen and dining area provide a sociable space in which to cook and entertain, whilst the lounge is the perfect place to relax by the wood burning stove.

A real highlight of the property are the areas of decking to the side of the residence together with the decked balcony to the rear, all of which provide fabulous elevated viewpoints.

These are complemented by a lovely tiered garden to the rear which meanders down through expanses of lawn and specimen trees and shrubs towards the footpaths and woodlands of the Cober Valley.

In brief the accommodation comprises an open plan kitchen and dining room, a lounge, four bedrooms (master en-suite), a family bathroom, a utility room and a cloakroom. Outside there is a garage and parking, attractive upper and lower decked areas, a decked balcony and a large garden to the rear.

The property is particularly well suited for local schooling including the well regarded primary school at Parc Eglos and Helston Community College with its sixth form college. The property is also conveniently located for the town centre, and is on the town bus route.

Helston is regarded as the gateway to the Lizard Peninsula with its stunning feature coves, beaches and clifftop walks. The bustling market town provides facilities which include national stores, cinema, health centres, restaurants and there is a leisure centre with indoor heated pool. The property is particularly well sited for the Cober Valley with its beautiful riverside walks leading to the amenity area at the bottom of the town with its boating lake. This leads onwards to the Penrose Estate where walks can be enjoyed alongside Cornwall's largest natural freshwater lake and on to the sea.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

GLAZED DOOR WITH GLAZED SIDE PANEL TO

ENTRANCE HALL

With wood flooring, an opening and steps down to the upper hallway, a door to the utility room and a clear glazed door with shaped window above and steps down to

OPEN PLAN KITCHEN/DINING ROOM 7.47M X 4.65M (24'6" X 15'3")

DINING ROOM 4.65M X 3.89M (15'3" X 12'9")

A fabulous open plan room with a magnificent outlook towards the Cober Valley and the rural backdrop beyond. Boasting a half vaulted ceiling, wood flooring, large picture windows (which take in the elevated views) and a sliding patio door to the adjacent side decking, this living space is wonderfully light and airy. There are downlighters, a window and an adjacent door to the front, an opening with steps leading down to the lounge and a further opening to the

KITCHEN AREA

A nicely appointed, open plan, modern fitted kitchen comprising granite effect working top surfaces incorporating a stainless steel sink with a drainer and a Swan's neck mixer tap over, a range of cupboards and drawers under and wall cupboards over. There is an integrated dishwasher (not working), a Rangemaster cooker with a five ring gas hob and electric oven, a stainless steel splash back and a chimney style hood over and space for an American style fridge /freezer. There are attractive tiled splash-backs, a skylight, a spotlighting arrangement and an opening and steps down to the

LOUNGE 5.84M X 4.67M (19'2" X 15'4")

An impressive light and welcoming space with a striking red brick fireplace housing a contemporary wood burning stove which provides a fitting focal point for the room. Triple picture windows provide an exceptional outlook from the comfort of one's sofa whilst further sliding patio doors lead on to the expansive lower decked area. The room is complemented by wood flooring, downlighting , a half vaulted ceiling and a clear glazed door with a bespoke oblong feature window to

LOWER HALLWAY

With steps to the upper hallway and doors off to bedrooms one and two.

BEDROOM ONE 4.37M X 3.56M (14'4" X 11'8")

A nicely appointed double bedroom with French doors leading out onto the wrap-around decked balcony, providing further elevated views over the rear garden and rural scene beyond. There is a pleasing range of fitted bedroom furniture, together with a built in wardrobe and storage cupboard above. There are full height glazed windows to either side of the French doors, a half vaulted ceiling and a door to the

EN SUITE SHOWER ROOM

With an open walk-in shower with a tiled floor, a shower curtain rail, tiled surround and a thermostatic shower. There is a pedestal wash handbasin with a mixer tap over, a low-level w.c, an extractor fan, recessed spotlights, a shaving point and a frosted glass window to the side.

BEDROOM TWO 3.38M X 2.82M (11'1" X 9'3")

Having full height glazed side windows and French doors opening out onto the rear wrap-around balcony and delightful rural views beyond. There is a half vaulted ceiling, an attractive transom window and a built in wardrobe with a hanging rail and overhead storage above.

UPPER HALLWAY

With doors off to the bathroom and bedrooms three and four and steps up to the entrance entrance hall and utility room/ cloakroom.

BATHROOM 3.20M X 1.52M (10'6" X 5')

Comprising a corner 'super spa' (some jets not working) bath with a tiled surround, a bidet, a pedestal wash hand basin with a mixer tap over and a tiled splash-back and a low level w.c. There is a shaving point, a skylight and an airing cupboard housing the immersion tank and providing pine slatted storage shelves.

BEDROOM THREE 3.35M X 2.95M (11' X 9'8")

A double bedroom with a large bespoke raised storage cupboard, a built in wardrobe with a hanging rail and an overhead storage cupboard. There is a loft hatch to the roof space and a window to the front aspect.

BEDROOM FOUR 2.24M X 2.31M (7'4" X 7'7")

With a built-in wardrobe and storage cupboard and further fitted bedroom furniture including drawers and a desk. Window to the front.

UTILITY ROOM

With a working top surface with space under for a washing machine and further storage. The room houses the Worcester gas boiler and the electric consumer unit. There is a coat hanging rail, wood effect vinyl flooring, a skylight and a sliding door to the

CLOAKROOM

With a corner sink, a w.c and a skylight.

OUTSIDE

A tarmac driveway sweeps down to the residence, providing parking for a number of vehicles and leading on to the

GARAGE 4.98M X 4.78M (16'4" X 15'8")

With an up and over door, some overhead eaves storage, power and light and a service door to the rear.

Steps lead down to the main entrance door and an adjacent area of garden which, in turn, leads on to the access path to the side of the residence.

Alternatively, pedestrian access can be gained via a set of steps which lead from the front entrance gate, down past the rear of the garage and on to the neatly enclosed and private patio area by the front of the residence. This, in turn, leads on to the 'upper deck' which enjoys good degrees of privacy and a lovely outlook beyond the 'lower deck' to the Cober valley and open countryside beyond.

Steps lead down to the extensive 'lower deck' area, which enjoys panoramic and elevated views over the rear garden and rural landscape beyond. This leads on to the decked balcony which wraps around the rear of the property.

Beneath this area, steps and a pathway meander down delightfully to a well tended and expansive tiered garden which is laid largely to lawn, with well established shrubs, plants and trees at its borders.

Beyond the rear hedge bank, pedestrian access can be gained to the delightful footpaths and countryside of the Cober Valley and the river which runs through it.

SERVICES

Mains electricity, gas, water and drainage.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

DIRECTIONS

From the Guildhall in the centre of Helston head down Church Street and follow the road around the corner and up the hill towards St. Michael's Church. Just after St. Michael's Church take the left hand turning onto Church Lane and then follow the road around the church keeping the church on your left hand side until the road becomes Osborne Parc. Continue along Osborne Parc and take the second turning on your left hand side into Gwealhellis Warren. Follow the road down the hill and as the road turns to the left the driveway to the property will be found on the right hand side.

COUNCIL TAX BAND

Band E

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

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

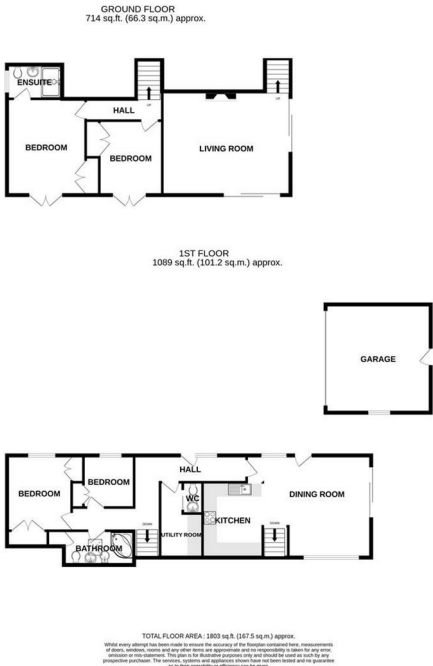
PROOF OF FUNDS - PURCHASERS

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.

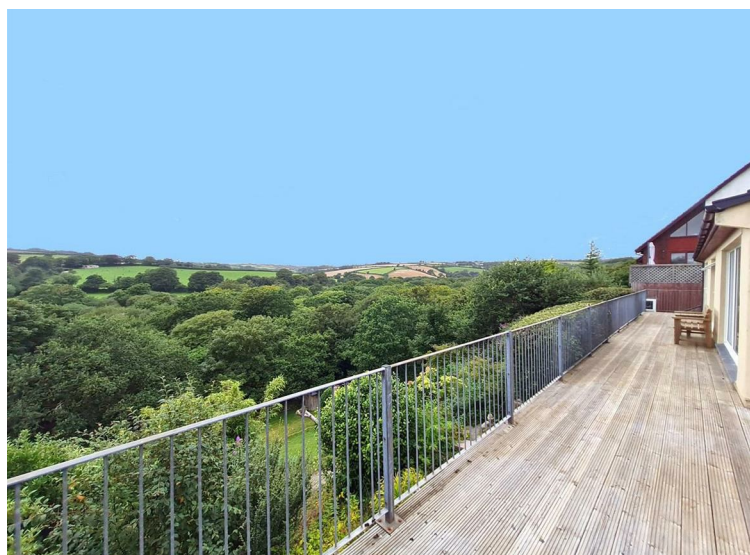
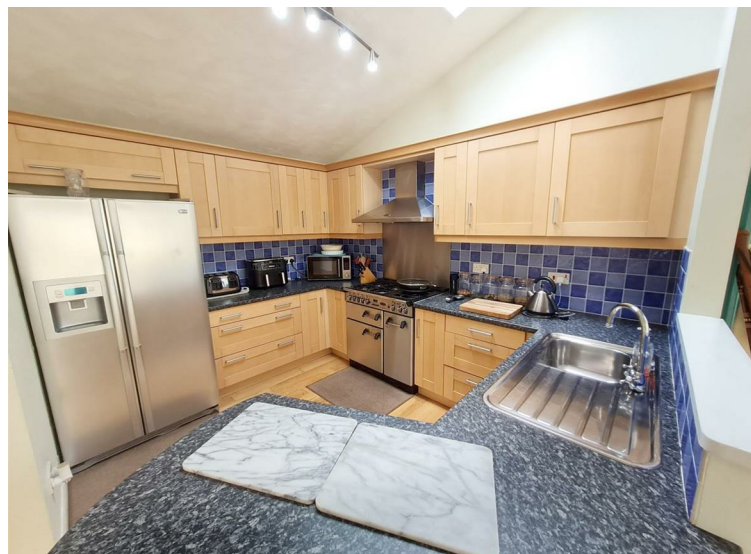
DATE DETAILS PREPARED

1st August 2023

34 GWEALHELLIS WARREN, HELSTON,
CORNWALL, TR13 8PQ
PRICE GUIDE £635,000

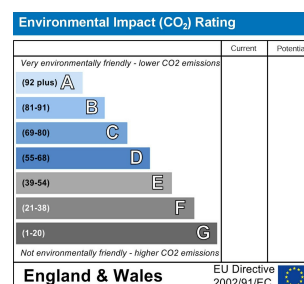
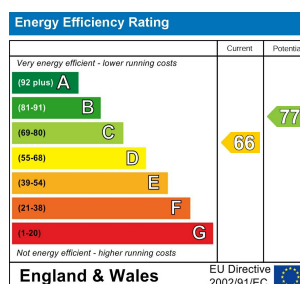


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