



**134 Meneage Street, Helston, TR13 8RQ**

**£239,950 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# 134 Meneage Street

- BEAUTIFULLY PRESENTED THREE BEDROOM HOME
- FULL OF CHARACTER & CHARM
- ENHANCED BY THE CURRENT OWNER
- ORIGINAL FEATURES BEAUTIFULLY BLENDED WITH MODERN COMFORTS
- IDEALLY POSITIONED WITHIN EASY REACH OF THE TOWN CENTRE
- FREEHOLD
- COUNCIL TAX B
- EPC E39

CHARACTER, CHARM AND MODERN LUXURY IN A WONDERFULLY WELCOMING HOME

Beautifully presented and filled with warmth, character and charm, this gorgeous three bedroom home is one of those properties that immediately feels special. Lovingly cared for by the current owner, it has been thoughtfully enhanced to create a wonderfully cosy and stylish home, retaining its original character while blending it seamlessly with modern comforts and a touch of understated luxury. Perfectly positioned within easy reach of the town centre, convenience is another of its many attractions.







The welcoming entrance is through a charming sunroom, a lovely space to sit and read, enjoy a morning coffee or simply a wonderfully useful area for coats, boots and everyday storage. From here, the cosy lounge immediately sets the tone, with its log burner creating a warm and inviting focal point and a delightful window seat providing the perfect spot to curl up with a book.

The kitchen is every bit as stylish as the rest of the house, combining chic navy cabinetry with crisp white worktops to create a sophisticated yet practical space. It flows naturally through to the dining room, a particularly lovely room with a wonderful sense of light thanks to its dual aspect. Doors open directly onto the rear courtyard garden, making this a fabulous space for relaxed meals with friends, lazy summer lunches or, equally, an occasional home office.

A beautifully designed utility room continues the same stylish feel, cleverly extending the kitchen with additional work surfaces and a sink, while a ground floor shower room adds further practicality.

Upstairs are three bedrooms, including two comfortable doubles and a smaller third room currently used as a study. It makes an ideal home working space but would also be perfect as a nursery, dressing room or occasional bedroom.

The house is immaculate throughout, with every room carefully considered and finished with real style. It manages to feel both beautifully polished and genuinely homely, with an inviting warmth that makes you want to settle in and stay.

Outside, the low-maintenance front garden provides an attractive frontage and sets the house back from the road. To the rear is the real hidden gem, a sunny and secluded courtyard garden designed for easy enjoyment. Decked and gravelled for minimal maintenance, it provides a lovely private space for relaxing, entertaining and enjoying the sunshine, with useful storage and an outside tap adding practicality.

A truly beautiful home where original character, thoughtful design and modern luxury come together effortlessly, all within such convenient reach of the town centre. This is a house that has been restored with love and it shows in every detail.

**THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

**PART GLAZED COMPOSITE DOOR TO**

**SUN PORCH 10'4" x 4'7" (3.15m x 1.40m)**

A lovely triple aspect sun porch with windows to both front and both sides, vinyl floor and part glazed door to

#### INNER HALLWAY

With carpeted stairs rising to the first floor, engineered oak flooring and doors to kitchen and

#### SITTING ROOM 11'7" x 9'7" (3.53m x 2.92m)

A lovely cosy room with engineered oak flooring, window to front with window seat, log burner with attractive exposed stone surround, Ecostrad electric radiator and understairs storage cupboard.

#### KITCHEN 11'6" x 9'5" (3.51m x 2.87m)

With engineered oak flooring, a beautifully stylish and functional kitchen with navy blue base units including drawers with white work surfaces over, Neff integrated electric oven with hob over, decorative splashback and stainless steel filter and light above. Integrated under counter fridge, window to front and wall mounted Ecostrad electric radiator. Step up to

#### DINING ROOM 10'5" x 6'1" (3.18m x 1.85m)

A lovely space with window to rear and double doors to rear garden, wall mounted Ecostrad electric radiator, engineered oak flooring and door to

#### UTILITY ROOM 7'9" x 5'2" (2.36m x 1.57m)

With attractive vinyl flooring, white base units with white work surfaces over with composite one and a half bowl sink and drainer with mixer tap, space and point for under counter freezer, space and plumbing for washing machine and space and point for condenser tumble dryer, window to rear overlooking the garden, Ecostrad wall mounted electric radiator and door to

#### SHOWER ROOM 7' x 5'2" (2.13m x 1.57m)

With attractive vinyl flooring having a cubicle with Aqua panelling housing a wall mounted Mira Sport electric shower, wash hand basin in vanity unit offering useful drawer storage below and illuminated mirror over, low level W.C., extractor and frosted window to rear.

#### FIRST FLOOR

#### LANDING

Galleried landing with loft access and doors to various rooms.

#### BEDROOM ONE 11'8" x 8'4" (3.56m x 2.54m)

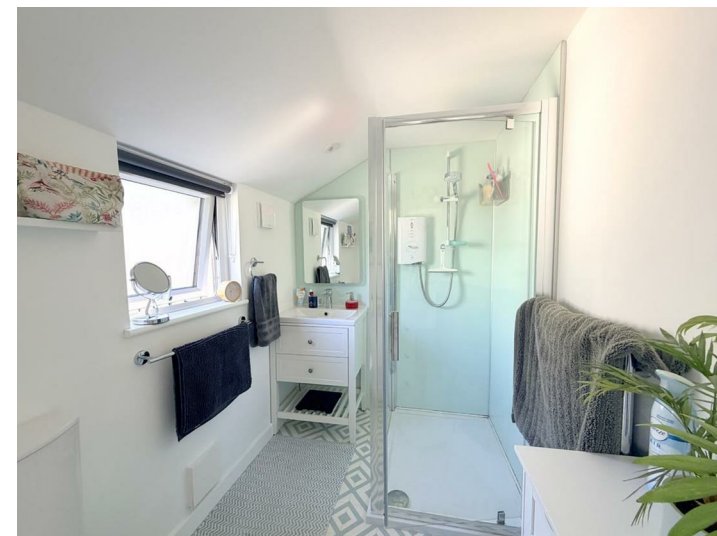
With fitted carpet, wall mounted Ecostrad electric radiator and window to front.

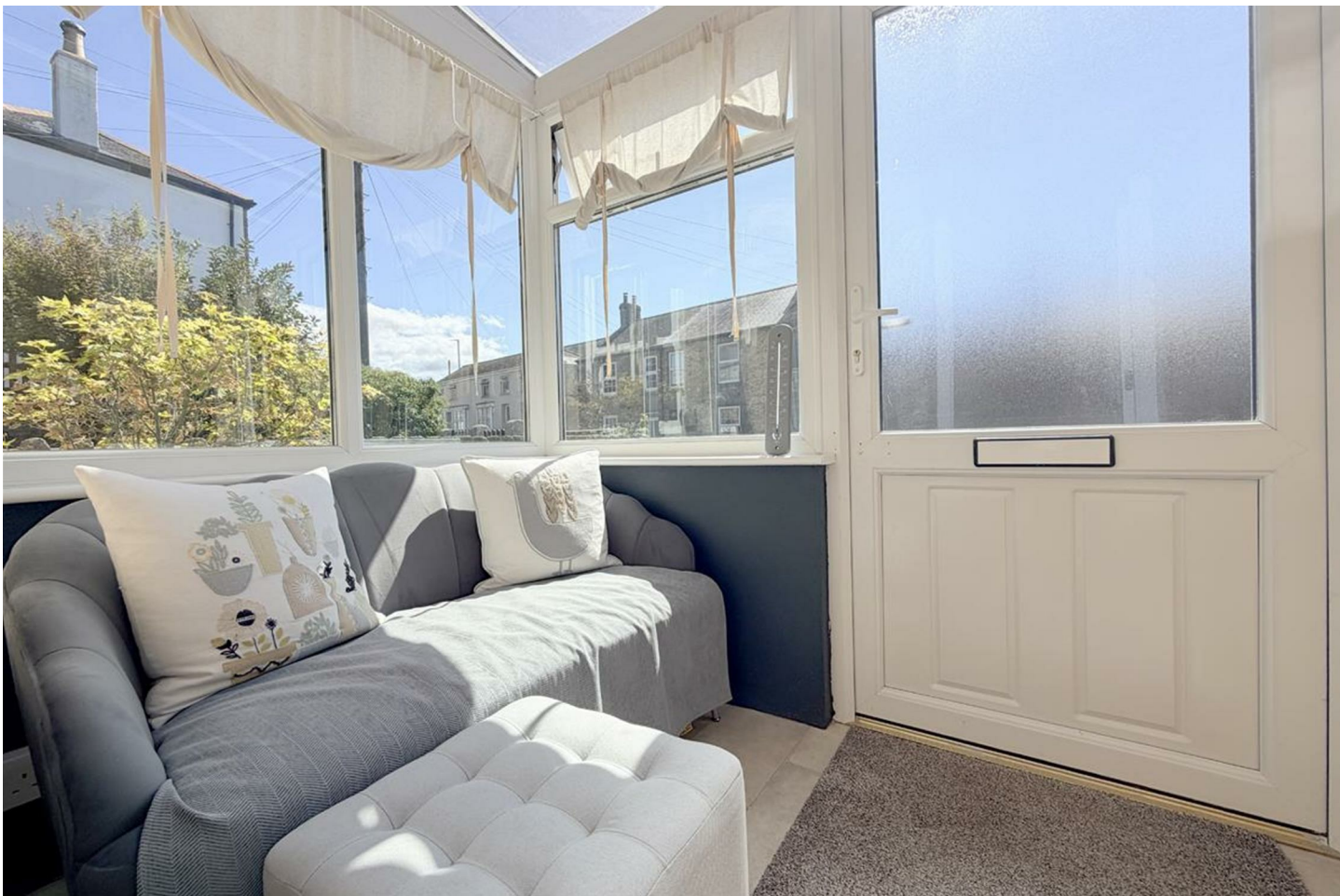
#### BEDROOM TWO 11'7" x 8'2" (3.53m x 2.49m)

With fitted carpet, window to front and wall mounted Ecostrad electric radiator.

#### BEDROOM THREE 6'8" x 6'5" (2.03m x 1.96m)

With fitted carpet, window to front, Ecostrad electric radiator. Used by the current owner as a study and it would also make a lovely nursery.





#### OUTSIDE

To the front of the property is a pretty low maintenance garden which is mostly paved with beds stocked with mature and colourful flowers. Path to front door.

#### REAR COURTYARD

A real highlight is the courtyard garden to the rear which enjoys a sunny aspect and good degree of seclusion. It is decked and gravelled for ease of maintenance and offers the perfect spot to enjoy an alfresco supper with friends or to simply soak up the sun. A well stocked raised bed adds some colour and there is also a useful storage area and outside tap.

#### AGENTS NOTE

The owner has informed us that there is a pedestrian right of way in favour of this property across the neighbouring two rear gardens allowing access from the rear garden to the front.

#### SERVICES

Mains water, electricity and drainage.

#### FLOOD RISK

River & Sea - Very Low. Surface Water - Very Low

#### ANTI-MONEY LAUNDERING

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

#### 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.

#### COUNCIL TAX

Council Tax Band B.

#### DATE DETAILS PREPARED.

11th August 2026.

#### WHAT3WORDS

orchids.constrain.spout

#### MOBILE AND BROADBAND

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

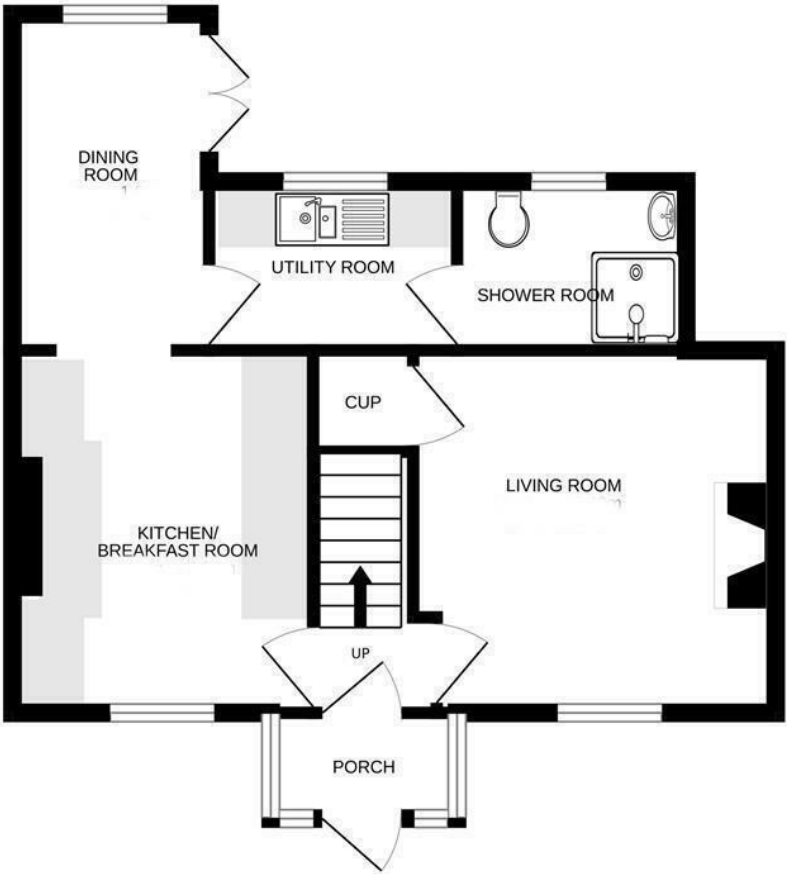
To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

#### PROOF OF FINANCE - PURCHASERS

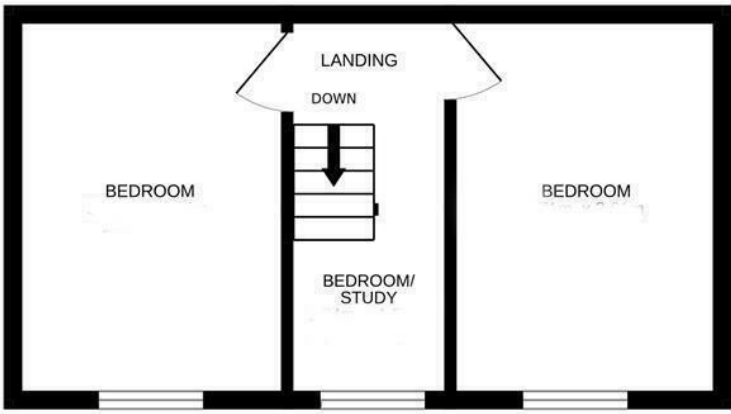
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>81</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            | <b>39</b> |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |

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.



## Christophers Estate Agents

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