



29a Loe Valley Road, Helston, TR13 8UR

£325,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

29a Loe Valley Road

- DETACHED TWO BEDROOM BUNGALOW
- WELL MAINTAINED AND PRESENTED
- FABULOUS RURAL VIEWS
- LUXURIOUS WALK IN SHOWER ROOM
- GARAGE AND PARKING
- ATTRACTIVE GARDENS
- COUNCIL TAX BAND C
- EPC D68
- FREEHOLD

Nestled in a sought-after and peaceful part of town, this beautifully maintained bungalow offers light and airy accommodation throughout, with fabulous far-reaching rural views across the picturesque Cober Valley.

Ideally positioned on the town service bus route for convenience, it also provides easy access to scenic wooded riverside walks, perfect for those who love the outdoors.

Inside, the property features a stylish contemporary kitchen, a delightful lounge with a large picture window framing the stunning outlook, and two well-proportioned bedrooms. The master bedroom, located at the front, enjoys the same spectacular views, while the beautifully appointed shower room boasts a spacious walk-in shower for added comfort.

Outside, the well-kept gardens include a patio area—ideal for alfresco dining—alongside a neatly maintained lawn and well-stocked borders. A driveway and garage provide convenient parking and storage.

Offering the perfect blend of tranquillity, convenience, and stunning views, this super home is an excellent choice for those seeking an active and peaceful retirement.







LOCATION

The market town of Helston is famed for its historic Flora Day celebrations on the 8th of May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Flora Dance and ushering in the Summer.

Helston and the surrounding nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many amenity areas including the boating lake and the beautiful National Trust Penrose Woods.

Helston is regarded as the gateway to the stunning Lizard Peninsula. The property is also within a ten minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a twenty to thirty minute drive.

THE ACCOMMODATION COMPRISES (all dimensions are ap obscured glazed door with sidescreen to:

HALLWAY

with loft access, radiator airing cupboard housing Worcester wall mounted combi boiler and offering slatted shelved storage. Doors to various rooms.

KITCHEN 11'8 x 7'1 (3.56m x 2.16m)

fitted with a range of contemporary cream gloss base and wall units including drawers with roll top work surfaces over with one and a half bowl stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine and space and point for condenser tumble drier. Space and point for fridge freezer, eye level Bosch electric over and Cooke and Lewis four zone induction hob with filter and light over. Window to rear overlooking the garden and external door to rear.

LOUNGE 15'4 x 11'5 (4.67m x 3.48m)

with large picture window to front offering a beautiful rural view across the Cober Valley. Radiator and contemporary style pebble effect gas fire set in attractive surround and hearth.

BEDROOM ONE 11'8 x 10'2 (3.56m x 3.10m)

with radiator and window to front offering a wonderful rural outlook.

BEDROOM TWO 10'3 x 7'8 (3.12m x 2.34m)

Radiator, window to rear overlooking the garden.

SHOWER ROOM 6'9 x 6'5 (2.06m x 1.96m)

a beautifully appointed shower room featuring stylish tiled walls and a walk in shower with Mira Sport wall mounted electric shower. Concealed cistern w.c. and wash hand basin in vanity unit with useful storage below. Chrome effect ladder style radiator and obscured window to rear.

OUTSIDE

A driveway provides for off road parking and leads to the:

GARAGE 14'5 x 9'9 (4.39m x 2.97m)

with up and over door, power and light.

GARDENS

There is a lawned garden to the front with borders stocked with mature shrubs and flowers and a path and steps lead to the property. The main gardens lie to the rear of the property and are beautifully maintained featuring a patio area perfect for alfresco dining. There is also a lawned garden with path leading to a sun terrace at the top of the garden which is the perfect spot to relax in the evening and watch the sun set. There are borders stocked with mature plants and shrubs and pedestrian access gates to both sides providing a secure area for children and pets.





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 until reaching the end, turn left here and continue to follow the road down to the bottom where you will turn left onto Loe Valley Road and the property will be found a short way along on your left hand side opposite the turning to Orchard Close.

VIEWING

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

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

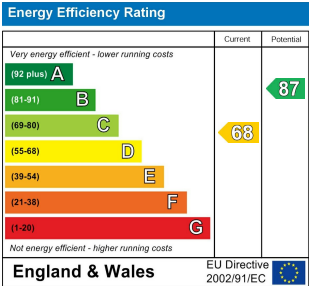
PROOF OF FINANCE - PURCHASERS

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

24th March 2025





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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