



## Bramble Cottage 1 Champions Court, Helston, TR13 8YJ

£240,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS



# Bramble Cottage 1 Champions

## Court

- GORGEOUS TWO BEDROOM HOME
- COSY SITTING AREA WITH AN OPEN FIRE
- ATTRACTIVE AND LOW MAINTENANCE GARDEN
- CLOSE TO TOWN CENTRE
- DEDICATED OFF ROAD PARKING
- SET IN A TUCKED-AWAY YET ACCESSIBLE LOCATION
- FREEHOLD
- EPC - E - 57
- COUNCIL TAX BAND B

Gorgeous Two Bedroom Home with Gardens and Parking Close to Town Centre.

Discover the perfect blend of convenience, comfort, and style with this fantastic two bedroom property, ideally located just moments from the town centre. Set in a tucked-away yet accessible location, this home has been thoughtfully updated by its current owner to create a welcoming and practical space you'll love coming home to. The heart of the property is the semi open-plan living area, perfectly suited to both family life and entertaining. The stylish kitchen flows seamlessly into the cosy sitting area, complete with an open fire—perfect for curling up on chilly winter evenings.

Upstairs, you'll find two spacious double bedrooms, each featuring useful built-in storage. The luxurious shower room is perfect for relaxing and refreshing in after a long day.

The gardens have been designed to be both attractive and low maintenance, providing the idea spot for enjoying sunny days and there is dedicated off road parking. This fantastic property has so much to offer - could it be your perfect first home?











## LOCATION

Helston is famed for its historic Flora Day celebrations on 8 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 Floral Dance and ushering in the Summer. This property is situated in a tucked away courtyard at the heart of the old town and is perfectly placed to enjoy Flora Day! The modern town and the surrounding nearby areas now boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks. Helston is widely regarded as the gateway to the stunning Lizard Peninsula and is within a 10 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 20 to 30 minute drive.

## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

**OPEN PLAN LIVING SPACE - Overall Dimensions 30'1" x 12'3" ( 9.17 x 3.74)**

A fantastic space perfect for family life, or those who like to socialise.

**SITTING AREA 12'3" x 10'0" (3.74 x 3.07)**

A lovely cosy area, when evening comes relax in front of the crackling flames of the open fire. With UPVC double glazed window to the front, radiator and open fire. Stairs rising to the first floor and open plan to the kitchen dining area



### KITCHEN/DINING AREA 12'2" x 17'7" (3.72 x 5.38)

With kitchen area fitted in a stylish range of navy base units with attractive wood effect work surfaces over, with feature wall mounted chunky open shelving above. 'Hi Sense' electric oven with hob over, tiled surround stainless steel sink and drainer with mixer tap and useful utility area with space and plumbing for washing machine, space and point for condenser tumble drier and space for future freezer. Wall mounted Worcester combi boiler, UPVC double glazed door to rear and UPVC double glazed to rear, accessing the garden. This is a great social space with space for both a dining table and sofa, ensuring an inviting and relaxing area for family and friends alike.

### FIRST FLOOR LANDING

With radiator, airing cupboard, loft access and doors to various rooms.

### BEDROOM ONE 9'8" x 12'3" (2.97 x 3.75)

With two UPVC double glazed windows to the front and built-in wardrobe with sliding doors, a lovely spacious room perfect to relax in at the end of a busy day.

### BEDROOM TWO 12'2" x 7'9" (3.71 x 2.37)

With two UPVC double glazed windows to the rear, radiator and built-in storage.

### SHOWER ROOM 8'10" x 5'11" (2.70 x 1.81)

Having been re-fitted by the present owner and featuring a fantastic walk in shower with chrome effect domestic hot water shower with drench head and hand held wand. Wash hand basin in vanity unit and WC, tiled and panelled walls and chrome effect ladder style radiator.

### OUTSIDE

To the front of the property is an off road parking area and a path leading to the front door. There is an enclosed area of garden to the front which has been laid to gravel, offering a low maintenance sitting area which is perfect for taking advantage of the morning sun. A path leads down to the side of the property, offering useful storage, to the main gardens which lie to the rear of the property.







#### REAR GARDEN

This has been landscaped by the present owner to offer an attractive but low maintenance area with a choice of decked seating areas and some astro turf, perfect for alfresco dining or simply relaxing and enjoying an evening drink. The garden area is secure offering a safe area for children and pets and there is also a useful tap to the rear of the property and double external power socket to the front.

#### COUNCIL TAX

Council Tax Band B

#### DIRECTIONS

From our office proceed down Coinagehall Street and opposite the Blue Anchor Public House, take the turning on the right into Lady Street. Proceed down the hill, bearing left until seeing Champions Court on your right hand side. The property is to be found on the left hand corner of the development.

#### VIEWING

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

#### 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.

#### 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.

#### MOBILE AND BROADBAND

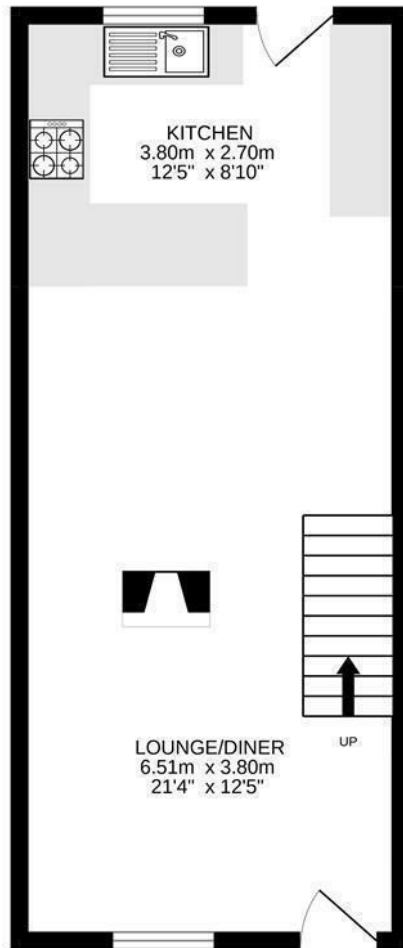
To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>  
To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

#### DATE DETAILS PREPARED.

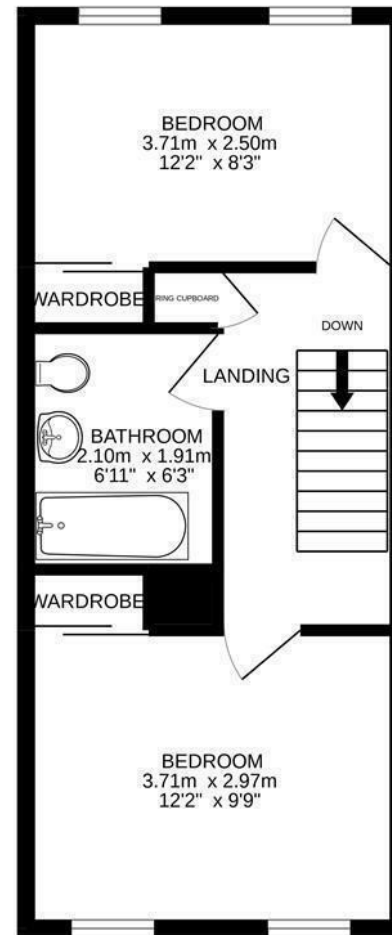
JANUARY 2025



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| 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>                            | <b>57</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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 a property 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. Lesser 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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