



**16 Church Hill, Helston, TR13 8NW**

**£425,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# 16 Church Hill

- EDWARDIAN TOWN HOUSE
- THREE BEDROOMS
- WELL PROPORTIONED & SYMPATHETICALLY ENHANCED
- LARGE GARDEN
- PARKING FOR SEVERAL VEHICLES
- THERMOSTICALLY CONTROLLED GAS CENTRAL HEATING
- DOUBLE GLAZING
- COUNCIL TAX BAND D
- FREEHOLD
- EPC- C69

An opportunity to purchase a three bedroom, semi detached Edwardian townhouse in the Cornish market town of Helston. Situated in an "off the beaten track" location is this beautifully presented spacious property.

With its date stone stating 1908, the residence is well proportioned and has been sympathetically enhanced by the current vendors. Boasting many period features, from its attractive local stone facade to an impressive ceiling rose in the lounge, the property has an abundance of character and charm.

In brief, the accommodation comprises a hall, lounge, dining room and, completing the ground floor, a kitchen. On the first floor is a bathroom and three bedrooms.

The outside space is a real feature of the property with three outbuildings providing a workshop, store and tool shed to the rear of the residence. To the front of the property is a large garden which is mainly laid to lawn and boasts many well established plants and shrubs. There is also an area of off road parking to the rear of the property providing space for several vehicles.











Helston itself is a bustling market town that stands as a gateway to The Lizard Peninsula which is designated as an area of outstanding natural beauty with many beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctor surgeries, churches and also many clubs and societies. There are a number of well regarded primary schools, one of which, along with the comprehensive school with sixth form college, is just a short walk away. Also within walking distance is a leisure centre with indoor heated pool.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

Step up and door to hall.

#### **HALL**

With attractive, decorative tiled floor, understairs cupboard, doors to various rooms and stairs to the first floor.

#### **LOUNGE 13'3" x 12'6" average measurements plus bay window (4.04m x 3.81m average measurements plus bay window)**

With parquet flooring, a picture rail, ceiling rose, bay window with outlook over the garden, feature fireplace acting as a focal point for the room with attractive granite surround and mantel over. The fireplace houses a gas fire.

#### **DINING ROOM 11'3" x 10'3" (3.43m x 3.12m )**

With outlook to the side, window to the kitchen, feature fireplace housing an open fire (not currently in working order). With tiled hearth and an attractive period surround. The room has parquet flooring and a picture rail.

#### **KITCHEN 15'9" x 10'9" narrowing to 10' (4.80m x 3.28m narrowing to 3.05m )**

A dual aspect room with outlook to the rear and side. There is a door to the outside. Comprising working top surfaces incorporating a one and a half bowl ceramic sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for a washing machine and tumble dryer. Stove style Range cooker with built-in hob over whilst there is also a built-in dishwasher and breakfast bar. The room houses the boiler. Serving hatch and window to the dining room. There are partially tiled walls.



### STAIRS AND LANDING

With a half landing with steps up to the upper landing and step up to bathroom.

### BATHROOM

An attractive suite comprising a rolltop bath with both mixer tap and flexible shower attachment, low level W.C., pedestal washbasin and a shower cubicle. There is a heated towel rail, partially tiled walls, airing cupboard and access to the loft.

### BEDROOM ONE 12' x 10'3" (plus bay window) (3.66m x 3.12m (plus bay window) )

With outlook to the front and over the town.

### BEDROOM TWO 11' x 10'9" (3.35m x 3.28m )

With outlook to the rear and picture rail.

### BEDROOM THREE 8'6" x 7' (2.59m x 2.13m)

With outlook to the front and over the town.

### OUTSIDE

The outside space is a real feature of the property with a good sized garden to the front which is mainly laid to lawn and boasts an abundance of plants and shrubs. To the rear of the property there are three outbuildings and an area of off road parking to the rear of the property providing space for several vehicles

### TOOL SHED 9'3" x 4'9" average measurements (2.82m x 1.45m average measurements )

With W.C. (no longer in working order).

### WORKSHOP 10' x 9' average measurements (3.05m x 2.74m average measurements )

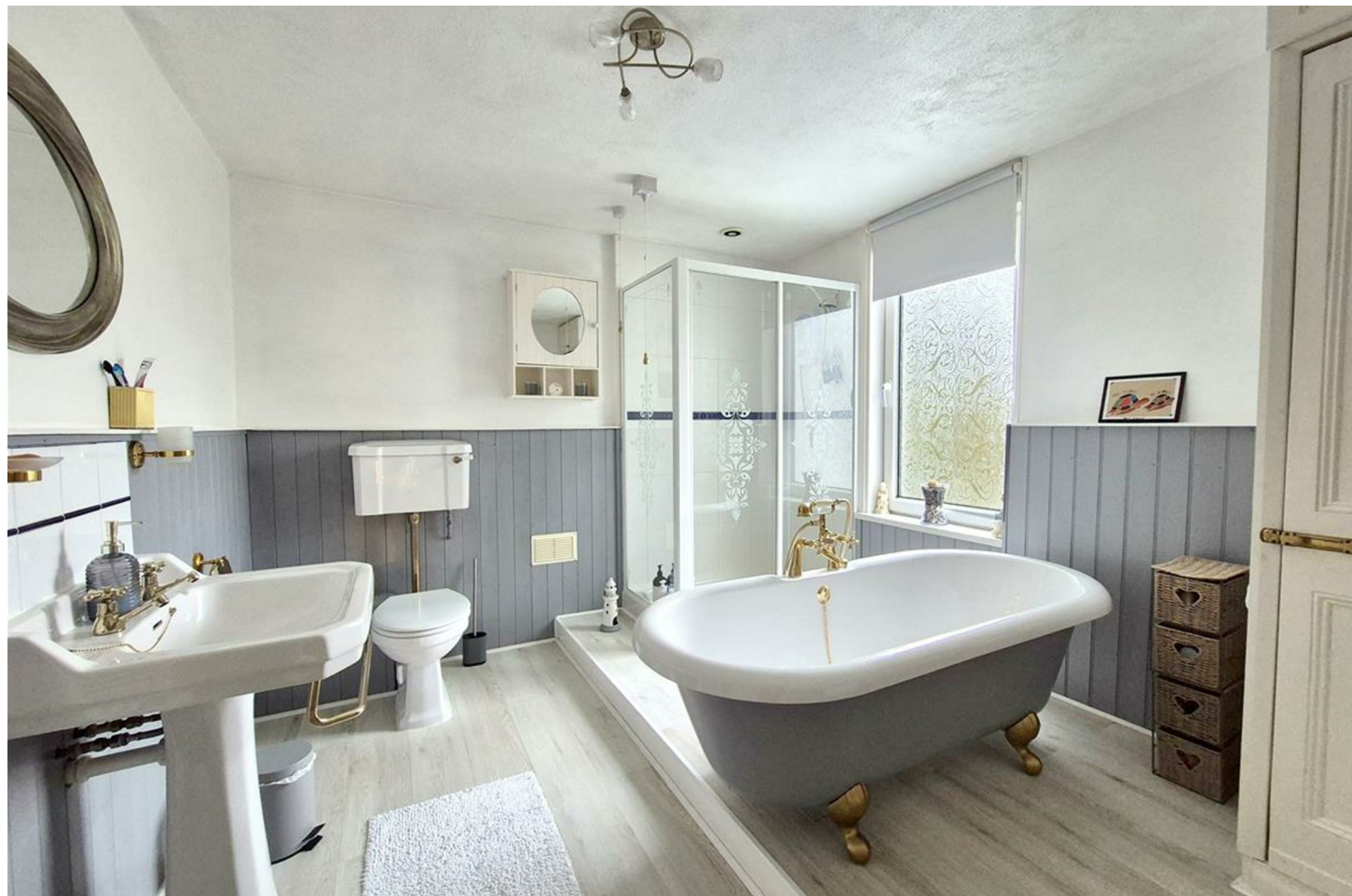
With power and window to the front.

### STORE 14'3" x 10'3" (4.34m x 3.12m)

With double doors and power.

### AGENTS NOTE

We are advised that the property has a right of way over the neighbouring property's drive to access their own property.







#### **SERVICES**

Mains electricity, water, drainage and gas.

#### **DIRECTIONS**

From our Helston office in Wendron Street proceed up the hill and take the first turning on your left into Penrose road. Head down the hill, following the road around the bend and at the bottom of the hill at the T junction with Church Street, turn right. Follow Church Street down the hill and up the other side, passing St. Michael's Church on your left hand side, head around the bend as the road straightens out the property will be found on your right hand side.

#### **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/>

#### **COUNCIL TAX**

Council Tax Band D.

#### **ANTI-MONEY LAUNDERING**

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

#### **PROOF OF FINANCE - PURCHASERS**

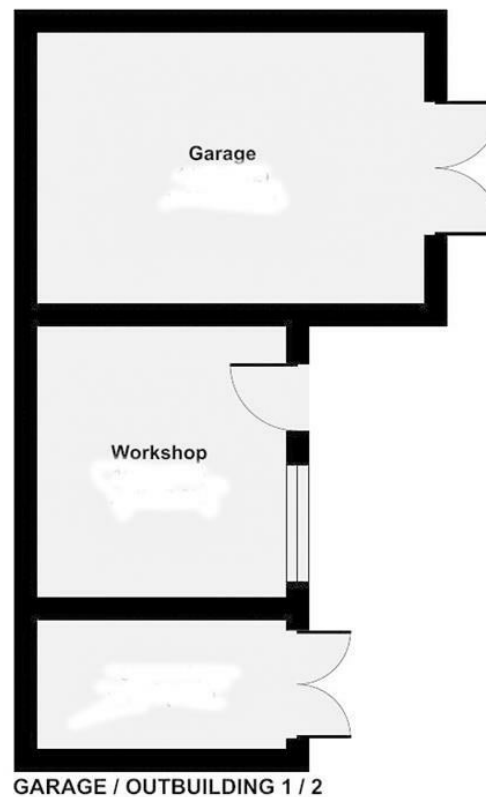
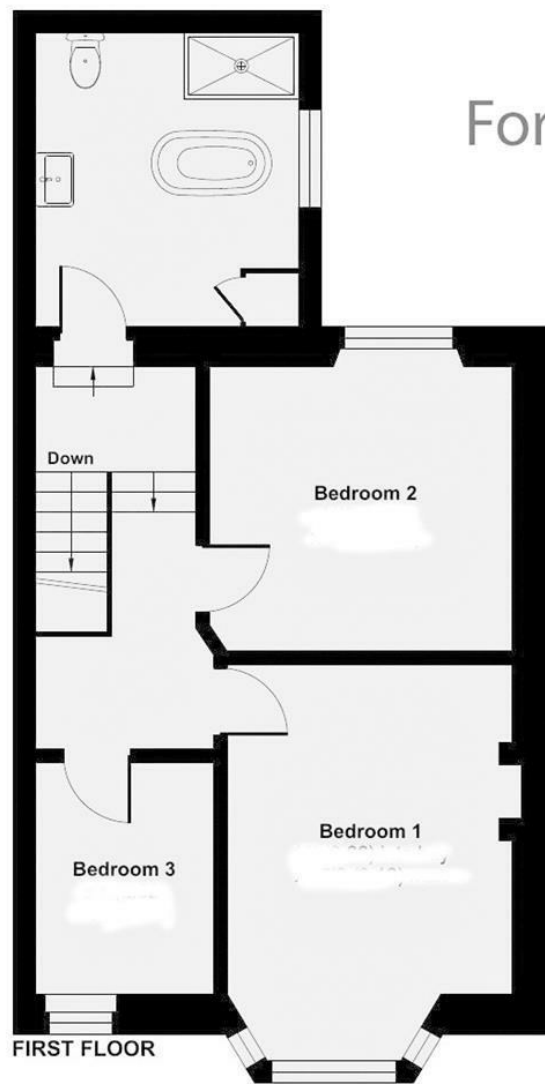
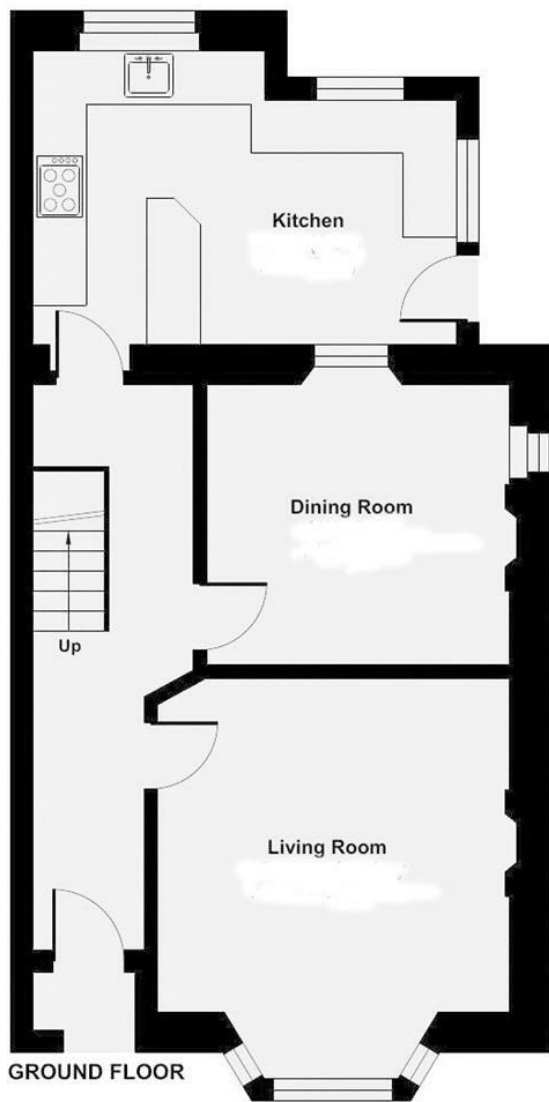
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED**

10th March, 2025.







For identification only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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 figures 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.





## Christophers Estate Agents

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