



Bryngs Cottage Sithney Common Hill, Helston, TR13 0RH

£350,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Bryngs Cottage Sithney Common Hill

- THREE BEDROOM END OF TERRACE HOME
- BEAUTIFUL MATURE GARDENS
- PERIOD FEATURES WITH MODERN REFINEMENTS
- DUAL ASPECT LOUNGE WITH JACK & JILL WOOD BURNER
- FITTED KITCHEN, DINING ROOM & GROUND FLOOR SHOWER ROOM
- GENEROUS GARAGE, DRIVEWAY PARKING & RECENT DOUBLE GLAZING
- SHORT DRIVE TO HELSTON'S AMENITIES
- FREEHOLD
- COUNCIL TAX C
- EPC D63

A charming three-bedroom end of terrace home set within beautifully established, mature gardens.

This attractive property combines character and charm with the comforts of modern living. It benefits from mains gas central heating, recently installed double glazing, and retains a wealth of period features.

The well-proportioned accommodation briefly comprises an inviting entrance hall, a ground floor shower room, utility area, fitted kitchen, and a separate dining room. The spacious dual-aspect lounge enjoys plenty of natural light and features a lovely double sided wood-burning stove, creating a warm and welcoming focal point shared with the dining room. A useful entrance porch is located at the front of the property.

On the first floor are three bedrooms, including a generous principal bedroom with a walk-in dressing area, together with a beautifully appointed family bathroom.

Externally, the property offers parking, a generous garage, and its standout feature is the superb mature gardens, which provide a wonderful setting for outdoor enjoyment and relaxation.

The property is situated just a short drive from Helston, which offers a wide range of amenities including national retailers, health centres, a cinema, and a leisure centre with an indoor swimming pool. The area is well served by several highly regarded primary schools and a secondary school with sixth form college while a university campus can be found in the nearby coastal town of Falmouth, approximately thirteen miles away. The charming fishing village of Porthleven with its attractive harbour and restaurants is also a short drive away.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO

ENTRANCE PORCH

With a window to the side aspect, coir matting with a beamed ceiling and a part glazed stable door to:

INNER HALL

With wooden flooring and doors to:

SHOWER ROOM

This nicely appointed shower room comprises a glazed shower enclosure with easy-clean wall panelling, a low-level W.C., and a corner wash hand basin set within a vanity unit providing useful storage beneath, complemented by attractive mosaic tiled splashbacks. Additional features include a shaver socket, mirrored medicine cabinet, extractor fan, heated towel radiator, obscure glazed window to the rear aspect, engineered oak flooring, and a beamed ceiling.

From the inner hallway an opening leads to:

UTILITY AREA 7'3" x 6'10" (2.22 x 2.10)

Featuring a butcher's block style worktop with a range of base and drawer units beneath and a matching wall cupboard above. There is space and plumbing for a washing machine, along with space for an American-style fridge/freezer. Additional features include engineered oak flooring, a window overlooking the rear garden, and the room also houses the Worcester gas-fired boiler. A step leads up to:

KITCHEN 9'11" x 6'10" (3.04 x 2.09)

Featuring a beamed ceiling and butcher's block style worktops incorporating a Belfast-style sink with matching upstands. A range of base cupboards and drawer units are complemented by matching wall-mounted cabinets, while space is provided for a range cooker. Engineered oak flooring, and two side-aspect windows allow plenty of natural light to fill the room. A door leads to:

DINING ROOM 11'7" x 9'6" (3.55 x 2.92)

With beamed ceiling, wall lighting and window to the side aspect. There is a double sided wood burner set on a slate hearth with impressive granite lintel over, under stairs storage cupboard, feature shelving and door to:

LOUNGE 13'6" x 12'4" (4.14 x 3.76)

A light filled dual aspect room with beamed ceiling and wood burner along with bespoke shelving.

From the dining area a staircase rises to

FIRST FLOOR

LANDING

With loft hatch to roof space, doors to

BEDROOM ONE 13'6" x 10'11" (4.14 x 3.34)

With a panelled ceiling and window to the side aspect which enjoys a nice view over the garden onwards to open countryside. Door to

DRESSING ROOM

With a mixture of wardrobes.

BEDROOM TWO 12'0" x 9'5" (3.66 x 2.88)

With a window to the front aspect again with a far reaching rural view and some feature shelving.

BEDROOM THREE 11'9" x 6'6" (3.6 x 2)

With built-in wardrobe and window to the rear aspect.

BATHROOM

Beautifully appointed with a free standing bath with mixer shower arrangement, W.C., wash hand basin set into a vanity unit with storage under, mirrored medicine cabinet, feature shelving, obscure window to the rear aspect, extractor, stone effect flooring and built-in cupboard that houses the immersion heater.

OUTSIDE

The property is approached over a shared entrance where there is parking on a gravelled area and in front of the garage.

GARAGE 22'11" x 13'0" (6.99 x 3.97)

A generous garage with remote controlled roller door, power and light.

GARDENS

These beautifully mature gardens are planted with an array of plants, trees and shrubs with many different areas to enjoy. These include a wooden arbour with gravelled garden along side a good size ornamental pond stocked with a good variety of goldfish, there is a wild flower area along with an expanse of lawn and a further decked seating area.

SUMMERHOUSE 19'6" x 9'4" (5.96 x 2.86)

A lovely space to sit and enjoy the garden. We are advised it has been insulated with two double glazed windows along with glazed French doors to the front aspect. The room has power, light is wired for wifi and has wood effect flooring.

SHED 22'11" x 9'2" (7 x 2.8)

A generous space with power and light with a further storage shed alongside.

SERVICES

Mains water, electricity, gas and private drainage.

AGENTS NOTE

We are advised that the driveway is owned by the property next door with a permission for access over.





AGENTS NOTE TWO

Purchasers should be aware that the best way to enter the property is to drive down the hill from the junction, at Chris Nicholls Motors, turning right into the lane. On leaving the property the safest way is to come up the lane and turn left up the hill rather than right.

WHAT3WORDS

sleepers.beats.punctual

ANTI-MONEY LAUNDERING

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

COUNCIL TAX

Council Tax Band C.

DATE DETAILS PREPARED.

26th June 2026.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

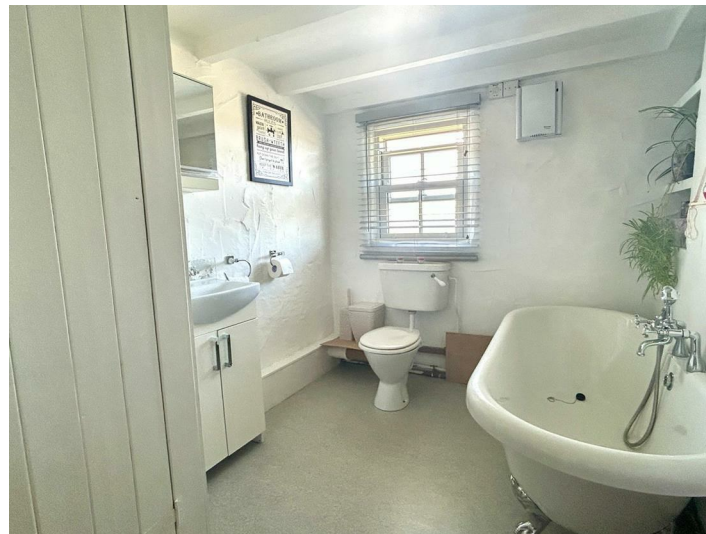
<https://www.openreach.com/fibre-broadband>

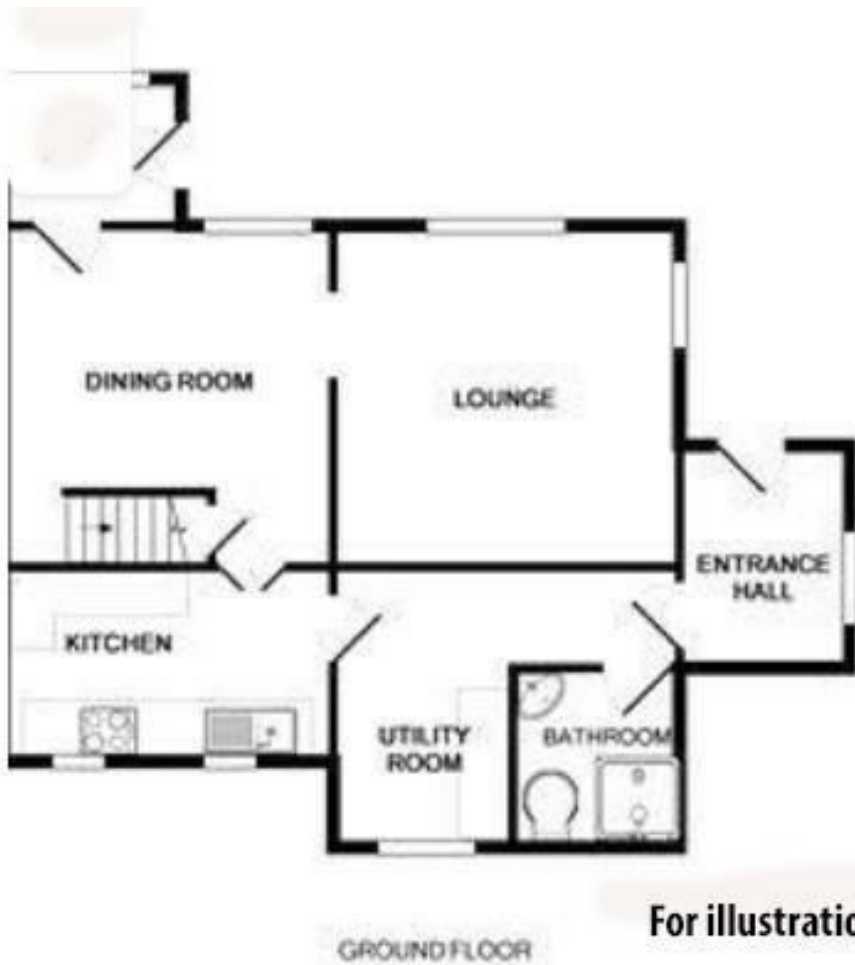
To check the mobile phone coverage please visit -

<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.





For illustration purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
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 a property or any other figures of 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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