



The Lane Studio Five Wells Lane, Helston, TR13 8PG

£395,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

The Lane Studio Five Wells Lane

- UNIQUE GRADE II LISTED HOME
- THREE DOUBLE BEDROOMS
- THOUGHTFULLY & SENSITIVELY CONVERTED
- SECLUDED SETTING
- HISTORIC PART OF THE TOWN
- MASTER BEDROOM WITH EN-SUITE
- BEAUTIFULLY PRESENTED
- FREEHOLD
- COUNCIL TAX A
- EPC E-50







A wonderfully unique Grade II Listed home full of character and charm offering spacious and versatile three double bedroom accommodation with two bathrooms and plenty of reception space.

Originally believed to have formed part of the garden buildings of Lismore House, this Grade II listed property has been thoughtfully and sensitively converted to create a home of remarkable character. Showcasing bespoke joinery, interesting and attractive architectural features, and beautifully presented accommodation, it offers a rare combination of historic charm and modern versatility.

Tucked away in one of the older and most historic parts of town, the property enjoys a secluded setting while remaining exceptionally convenient for local amenities. The layout is both spacious and flexible, making it equally appealing to a professional couple seeking a striking and individual home with ample space to work and entertain, or to a family with older children who will appreciate both the space and warm and welcoming feel.

The accommodation includes three double bedrooms, the master benefitting from an en-suite, together with a family bathroom. The dual aspect sitting room, complete with a log burner, is both large and cosy, while a separate dining room provides further space for entertaining. At the heart of the home lies the fabulous kitchen/breakfast room on the lower ground floor, opening directly onto the delightful courtyard-style garden – a perfect spot for morning coffee or summer evenings or perhaps listening to the band in “the gardens” on Flora Day!!! A utility room, cloakroom and off-road parking further enhance the practicality of the home.

Full of warmth, history, and charm, this is a truly special property that must be seen to be fully appreciated. Viewing is essential.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to:

ENTRANCE VESTIBULE

With tiled floor, plant cupboard and opening to the utility room. Stairs rising to the first floor, double doors to inner hallway and door to the lounge.

LOUNGE 18'2" x 14'10" (maximum) (5.54m x 4.52m (maximum))

A spacious and also cosy dual aspect room, with leaded light windows to the front and rear. With a fitted carpet, radiator and a log burner.

UTILITY ROOM 17' (maximum) x 6' (5.18m (maximum) x 1.83m)

With tiled floor and leaded light window to the rear. A useful room providing for additional storage with space and plumbing for a washing machine with work surface over and period style radiator. Door to:

CLOAKROOM 5'8" x 2'6" (1.73m x 0.76m)

With tiled floor, concealed cistern, low level w.c. and wall mounted wash hand basin in vanity unit.

INNER HALLWAY

With stairs descending to the lower ground floor and a door to the dining room.

DINING ROOM 12'10" x 11'4" (3.91m x 3.45m)

With a practical wood flooring, a radiator in a decorative cover, window to rear and bespoke open tread timber staircase to the mezzanine bedroom.

MEZZANINE BEDROOM THREE 15' x 11'3" (4.57m x 3.43m)

With exposed wood floors. A fabulous room with a galleried feature to the rear window and Velux style windows to the front and the rear. This would be superb as a home office, or study if required, or as a bedroom which it is currently used as by the present vendor. Restricted head height in places.

LOWER GROUND FLOOR

KITCHEN/BREAKFAST ROOM 11'1" x 14'4" (maximum measurement into the depth (3.38m x 4.37m (maximum measurement into the depth)

A really great room which feels like the heart of the home and offers direct access to the garden, as well as an attractive outlook towards Lismore Gardens. With a tiled floor, fitted with bespoke timber base units with butchers block style worksurfaces over. Butler style sink unit with mixer tap, space and point for an American style fridge/freezer, forest green Alpha providing for cooking, hot water and heating. Attractive bespoke double doors to the garden.

FIRST FLOOR LANDING

With Velux style window to the front, exposed A-frames and doors to various rooms.

BEDROOM ONE 14'8" x 9'1" (4.47m x 2.77m)

A fabulous room that is both spacious and characterful and offers useful fitted storage. With fitted carpet, radiator, feature leaded light window to the front and Velux style window to the rear. Exposed A-frames and timber double doors to:

EN-SUITE SHOWER ROOM 8'5" (maximum) x 2'5" (2.57m (maximum) x 0.74m)

Offering a tiled cubicle housing a Mira Sport electric shower, wall mounted wash hand basin, low level concealed cistern w.c., wall mounted ladder style heated towel rail and extractor. Borrowed light window to the bathroom.

BEDROOM TWO 12'9" x 9'2" (3.89m x 2.79m)

With floorboards, exposed A-frames, leaded light window to the front and a small window to the side.





FAMILY BATHROOM 7'6" x 5'6" (2.29m x 1.68m)

With suite comprising of a bath with tiled surround with mixer tap with wall mounted shower attachment over. Low level w.c., pedestal wash hand basin, Velux style window to the rear and a ladder style radiator. Borrowed light window to the en-suite.

GARDEN

The property enjoys a pretty courtyard style garden to the rear, with a cobbled area and a further patio seating area beyond. This is a lovely spot to sit and relax where you feel part of the old town and enjoy an outlook towards Lismore Gardens, with an excellent degree of privacy.

PARKING

Privately owned off road parking area providing parking for up to two vehicles.

SERVICES

Mains electricity, water and drainage and gas fired central heating.

DIRECTIONS

From Helston town centre proceed down Church Street and turn left in to Five Wells Lane, please take care on this turning as it is a little tight for larger vehicles. Follow this road along, the parking will be found on your left hand side alongside the wall almost opposite the wells on the right hand side. The property itself is just a little further along on the right.

VIEWING

To view this property, or any other property we are offering for sale, please 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 A

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.

25th September 2025.

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.





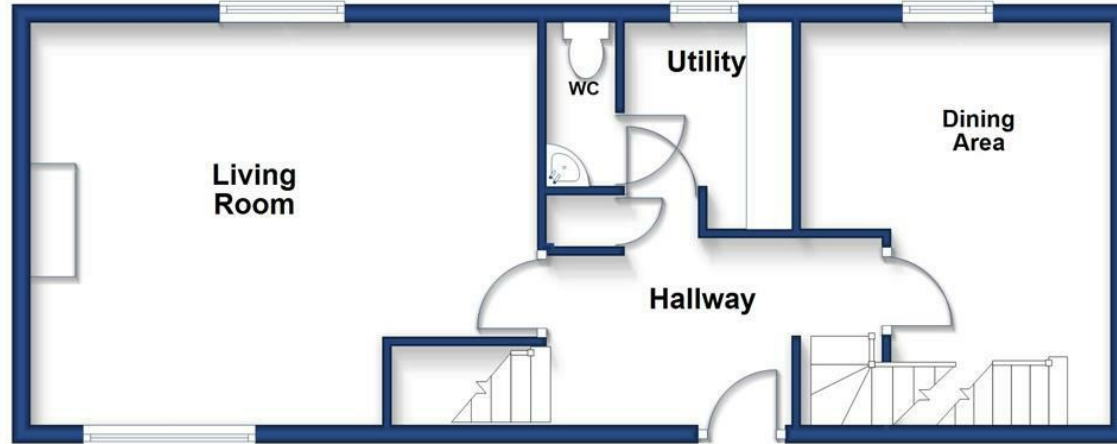
Ground Floor

Approx. 15.2 sq. metres (163.6 sq. feet)



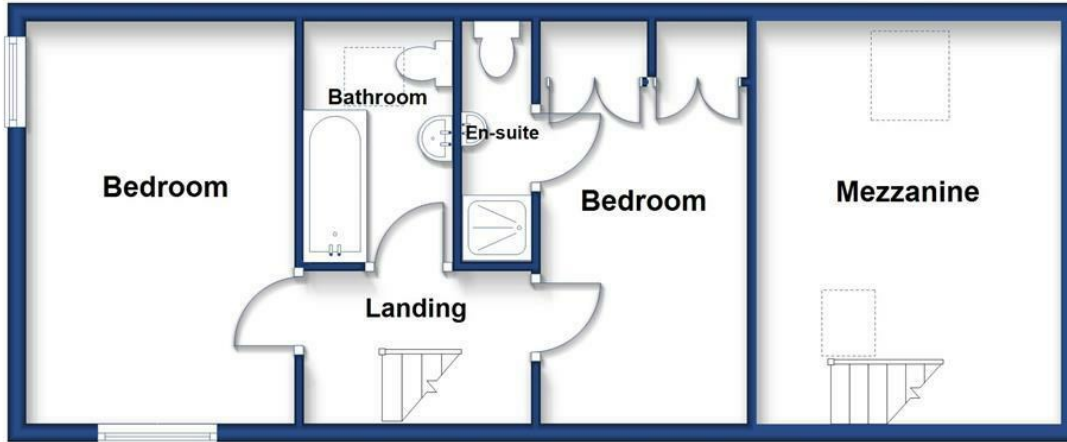
First Floor

Approx. 53.0 sq. metres (570.4 sq. feet)



Second Floor

Approx. 50.8 sq. metres (546.7 sq. feet)



Total area: approx. 119.0 sq. metres (1280.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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