

CHRISTOPHERS

ESTATE AGENTS



A rare and exciting opportunity to purchase a nicely presented, architect designed, deceptively spacious, three bedroom detached bungalow, situated in a highly desirable area of Helston.



Available on the open market for sale for the first time since being built twenty five years ago, is this individual and appealing residence which occupies a generously sized, level plot in a highly favoured residential area of Helston. The bungalow is enviably located for easy access to a host of local amenities including the supermarket, Cottage Hospital and the walks and countryside of the National Trust Estate at both Degibna and Penrose.

Well proportioned throughout, the residence boasts a lovely, light, spacious sitting room with a striking feature fireplace and a sliding patio door beyond which the delightful gardens and generous sun terrace can be enjoyed. A perfect place to entertain, relax and enjoy a spot of al fresco dining. There is a separate dining room for those more formal dinner parties and family occasions, whilst the kitchen and breakfast room are nicely appointed and well equipped. With three comfortable bedrooms (master en-suite) and a family bathroom there is ample room to accommodate visits from family and friends. The residence is warmed by gas fired central heating and benefits from double glazing.

Outside, the generous driveway and parking area to the front will comfortably accommodate a number of vehicles, whilst the gardens to the front and rear are a treat. Neatly enclosed and playing host to a range of specimen plants and trees, the rear garden enjoys good degrees of privacy and a sunny outlook, which can be particularly enjoyed from the lovely sun terrace. This has the added benefit of two awnings which provide shade or shelter to suit. In short a residence that we wholeheartedly recommended.

In summary, the accommodation comprises an entrance hall, dining room, sitting room, kitchen/breakfast room, utility room, cloakroom, three bedrooms (master en suite) and a family bathroom. Outside there is a driveway which leads onto a garage, with enclosed lawn gardens to the front and rear.

Helston is regarded as the gateway to the Lizard Peninsula with its stunning feature coves, beaches and clifftop walks. Helston provides facilities which include national stores, cinema, health centres, restaurants and there is a leisure centre with indoor heated pool. The amenity area towards the bottom of the town has a boating lake that leads onwards to the Penrose Estate through which many walks can be enjoyed alongside Cornwall's largest natural freshwater lake, Loe Pool. This in turn leads to the sea and the port of Porthleven which is a "foodies heaven" with many highly regarded restaurants clustered around the harbour. Helston has a number of well regarded schools and Community College. There is a university Campus in Falmouth approximately thirteen miles distant.

THE ACCOMMODATION COMPRISES (DIMENSION APPROX)

Step up to a covered entrance area with a mahogany front door with side windows and a handrail.

ENTRANCE HALL

Of generous proportions with a loft hatch to the roof space and a large airing cupboard with slatted shelving and a radiator. There are two storage cupboards each with a hanging rail and shelf over whilst one houses the home security alarm. Doors lead off to the dining room, sitting room, bathroom, kitchen, all three bedrooms and the cloakroom.

CLOAKROOM

With a low-level w.c., a pedestal wash basin with a tiled splash back and glass shelf, an extractor fan and a frosted window to the front aspect.

KITCHEN/BREAKFAST ROOM 4.65M (NARROWING TO 3.53M) X 3.73M (15'3" (NARROWING TO 11'7") X 12'3")

A well appointed bespoke fitted kitchen with modern working top surfaces, incorporating a one and a half bowl sink with drainer and mixer tap over and tiled splash backs. There are an array of base units with cupboards and drawers under together with a selection of wall cupboards over and a corner display unit. Integrated appliances include a fridge/freezer, dishwasher, Neff electric double oven and an electric induction hob with hood over. The breakfast area is complemented by CD shelving and a TV point, whilst there is vinyl flooring, recessed spotlighting and a large window with a pleasant outlook over the rear garden. Door to -

UTILITY ROOM 2.84M X 2.16M (9'4" X 7'1")

A dual aspect room with working top surfaces which incorporate a sink with a drainer and mixer tap over and play host to cupboards and drawers under. Spaces are provided for a washing machine and a tumble dryer. There is a window to the rear garden, vinyl flooring and a part glazed service door to the side.

DINING ROOM 3.53M X 3.12M (11'7" X 10'3")

A lovely room with large windows looking out to the front garden.

SITTING ROOM 5.54M X 4.80M INCLUDING FIREPLACE (18'2" X 15'9" INCLUDING FIREPLACE)

A light and welcoming room with an attractive stone feature fireplace, housing a modern gas fire and providing a lovely focal point. There is a window and a sliding patio door to the rear garden with an awning above.

MASTER BEDROOM 3.51M X 4.34M INCLUDING FITTED WARDROBES (11'6" X 14'3" INCLUDING FITTED WARDROBES)

A comfortable double bedroom with a lovely outlook towards the rear garden. The room is enhanced by fitted wardrobes with hanging rails, shelving and useful storage cupboards. A sliding patio door opens to the rear garden with a useful awning above. Door to -

EN SUITE SHOWER ROOM

With tiling to the walls and comprising a shower cubicle with a thermostatic shower, a pedestal washbasin and a low level W.C.. There is a glass shelf, vinyl flooring, an extractor fan, a shaving point and a frosted window to the side aspect.

BEDROOM TWO 3.73M X 3.66M INCLUDING FITTED WARDROBES (12'3" X 12' INCLUDING FITTED WARDROBES)

A double bedroom that is currently utilised as a study, with useful built-in wardrobes with a hanging rail, storage and pull out shelving. There is a window with an outlook to the front of the property.

BEDROOM THREE 3.23M X 2.84M PLUS BUILT-IN WARDROBES (10'7" X 9'4" PLUS BUILT-IN WARDROBES)

Double bedroom with built-in wardrobes with hanging rail, pull-out shelving and storage over. Window to the front aspect.

BATHROOM

Comprising a white suite with a low level W.C., a pedestal washbasin, and a panelled bath with a thermostatic shower and a shower screen. There is tiling to the walls, vinyl flooring, an extractor fan and a frosted window to the side aspect.

OUTSIDE

The driveway and parking area to the front of the residence provides parking for a number of vehicles and leads on to the garage whilst a gated pedestrian side access leads on to the rear garden. The front garden is neatly enclosed by mature hedging at its borders with an area of lawn playing host to a number of specimen trees. To the rear is a delightful garden which enjoys a sunny outlook and good degrees of privacy. The large patio area leads on to a well tended, level, lawned garden which is enclosed by mature hedging and hosts an abundance of shrubs, specimen plants and trees including Camellia, Japanese Cherry trees, Eucalyptus and Olive. There is an outside tap and a shed.

GARAGE 19'5" X 9'1"

With power, light and an electric roll up door. There is a fitted workbench with shelving above, an electric consumer unit, a gas fired boiler, a tap, a window and a part obscure glazed door to the side

SERVICES

Electricity, gas, water and mains drainage.

AGENTS NOTE

The vendor has advised that the filing cabinet contained within the wardrobe in Bedroom Two is included in the sale of the property.

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.

DATE DETAILS PREPARED

6th November, 2023.

BELLEVER CASTERILLS ROAD, HELSTON,
CORNWALL, TR13 8BJ
PRICE GUIDE £595,000

GROUND FLOOR
1633 sq.ft. (151.7 sq.m.) approx.



TOTAL FLOOR AREA: 1633 sq ft (151.7 sq.m.) approx.

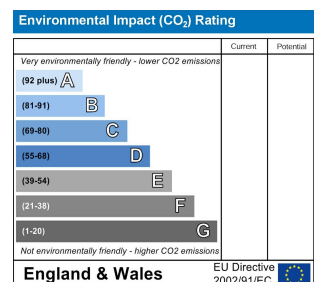
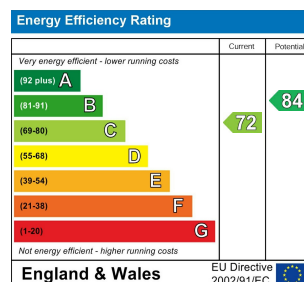
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OFFICES AT
Helston 5 Wendron Street, Helston TR13 8PT
 E: property@christophers.uk.com - T: 01326 565566

Porthleven Fore Street, Porthleven TR13 9HJ
 E: porthleven@christophers.uk.com - T: 01326 573737



Web: www.christophers.uk.com
 Email: property@christophers.uk.com