Rose Cottage Helford Village, TR12 6JY

£575,000 Freehold

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Rose Cottage

- STUNNING ELEVATED VIEWS ACROSS THE HELFORD RIVER AND COUNTRYSIDE.
- THREE-BEDROOM PROPERTY IN THE HEART OF SOUGHT-AFTER HELFORD VILLAGE.
- GRADE II LISTED
- SPACIOUS KITCHEN/BREAKFAST ROOM
- LOUNGE WITH LOG BURNER
- GENEROUS TIERED GARDENS
- GATED PARKING AND A RARE OPPORTUNITY TO CREATE A WONDERFUL HOME IN A HIGHLY DESIRABLE LOCATION.
- FREEHOLD
- COUNCIL TAX TBC
- EPC F32

A Rare Opportunity in the Heart of Helford Village with Stunning River Views

An exciting opportunity to acquire a substantial Grade II Listed three bedroom property in the heart of the highly sought-after Helford Village, enjoying fantastic views across the Helford River and offering enormous potential for someone looking to create a truly special home.

Whilst the property is now in need of updating and modernisation, it offers excellent proportions and a wealth of potential. The ground floor provides a generous kitchen/breakfast room with a useful walk-in pantry, together with a large and welcoming lounge featuring a log burner, providing a lovely focal point.

Upstairs are three well-proportioned bedrooms, all of a good size, together with a family bathroom and separate WC.

The gardens are undoubtedly one of the property's most appealing features. Generous in size and arranged tiered areas, they enjoy some wonderful elevated views across the surrounding countryside and the Helford River. We understand that, many years ago, the previous owner ran a tea garden from the property, adding an interesting piece of local history and highlighting the potential offered by this fantastic outside space (subject to any necessary consents).

At the top of the garden there is gated access providing parking, together with a dilapidated shed which could potentially offer further possibilities again subject to any necessary consents.

Properties like this in Helford Village rarely become available and opportunities offering this combination of space, gardens, views and potential in such a prominent location are particularly unusual. Helford is renowned for its famed sailing waters, beautiful setting, peaceful atmosphere and exclusive appeal, making this a fantastic opportunity to create a wonderful home in one of Cornwall's most desirable locations.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

STABLE DOOR TO

HALLWAY

With stairs rising to the first floor and doors to both lounge and kitchen/breakfast room.

LOUNGE 17'7" x 13'6" (5.36m x 4.11m)

With beamed ceiling and three sash windows to the front aspect two of which enjoy window seats and a fireplace housing an inset log burner.

KITCHEN/BREAKFAST ROOM 17'9" x 9'1" (5.41m x 2.77m)

With two windows to the front aspect and beamed ceiling. Window to side aspect. Fitted with a range of base and wall units with work surfaces over with stainless steel sink and drainer, fitted electric oven with electric hob over, splashback and filter and light above. Door to pantry and door to rear lobby/utility.

PANTRY

A generous walk-in pantry with shelved storage and window to rear.

REAR LOBBY/UTIITY 9'5" x 4' (2.87m x 1.22m)

With power and light, window to rear and exterior door to side used as a utility/cloaks area by the previous vendor.

FIRST FLOOR

LANDING

Wall mounted electric heater and doors to various rooms.

BEDROOM ONE 17'5" x 8'4" (5.31m x 2.54m)

A dual aspect room with windows to front and side both offering wonderful views of the river, pedestal wash hand basin, wall mounted electric heater and storage cupboard.

BEDROOM TWO 12'9" x 8' (3.89m x 2.44m)

With window to front and offering creekside views.

BEDROOM THREE 10'9" x 9'8" (3.28m x 2.95m)

With window to front offering creekside views, pedestal wash hand basin, wall mounted electric heater and built-in wardrobe.

BATHROOM 7'8" x 4'8" (2.34m x 1.42m)

With suite comprising of a bath with tiled surround and wall mounted wash hand basin, window to side and wall mounted electric towel heater.

SEPARATE W.C. 6' x 2'5" (1.83m x 0.74m)

With window to rear and concealed cistern W.C.

OUTSIDE

The gardens are a real feature of the property there is a sheltered patio seating area to the immediate side of the property with steps up to the main garden area which enjoys fantastic far reaching views of the creek with steps up to the top tier which offers truly outstanding views. There is gated vehicular access to the top tier of the garden providing for off road parking. There is a dilapidated shed and an electric supply and we understand that previously a caravan was sited on this area.

SERVICES/UTILITIES

Mains electricity, water, drainage and electric heating.

AGENTS NOTE

The property is being sold to close an estate. Our client has no personal knowledge of the property so buyers must rely on their own enquiries.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

WHAT3WORDS

laser.shred.bench

ANTI-MONEY LAUNDERING

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

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.

COUNCIL TAX

Council Tax Band TBC.

DATE DETAILS PREPARED.

22nd September 2026.

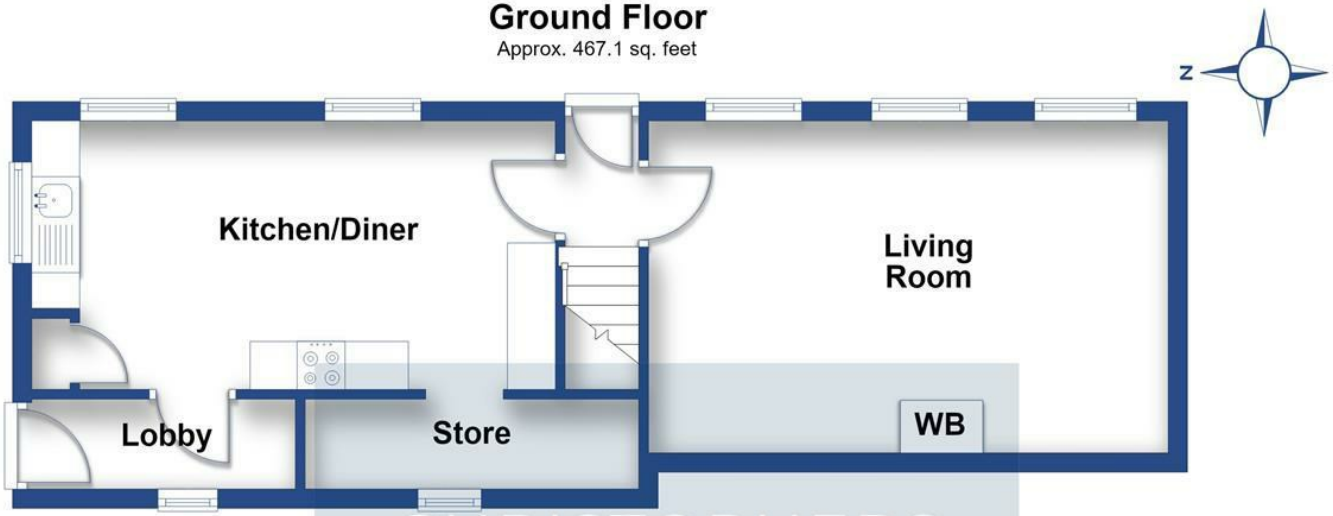
MOBILE AND BROADBAND

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.

Ground Floor
Approx. 467.1 sq. feet



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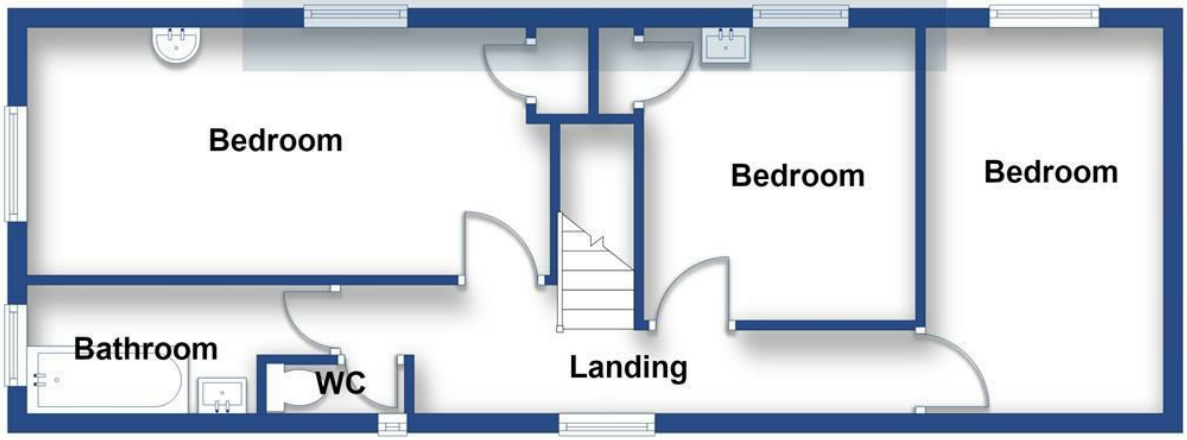
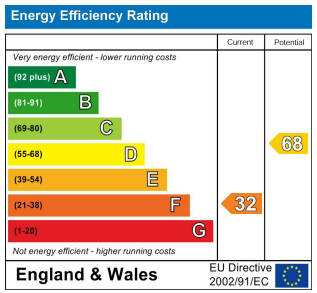
First Floor
Approx. 517.8 sq. feet



Total area: approx. 984.9 sq. feet



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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 carpets 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. 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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