

**FOR SALE**



**The Willows, Church Street**  
**Guide Price £122,000**



# The Willows, Church Street

Guide Price £122,000

- ONE BEDROOM APARTMENT
- GROUND FLOOR
- CENTRAL HELSTON LOCATION
- GAS CENTRAL HEATING
- SHARE OF FREEHOLD

*The Willows is a striking Grade II listed Georgian mansion, which has been split into seven flats, right in the heart of Helston's 'old town'.*

The Willows is a striking Grade II listed Georgian mansion in the heart of Helston, built in 1776 for Thomas Glynn by the architect & builder William Wood of Truro. This late 18th-century house was once the home of Sir Henry Toy, a wealthy foundry owner. It later served as district council offices before being converted into 7 apartments.

Apartment 1 is a one bedroom, ground floor apartment comprising an open-plan lounge/ kitchen/ dining room with a grand bay window which floods the lounge with light. There is also a bathroom and a double bedroom.



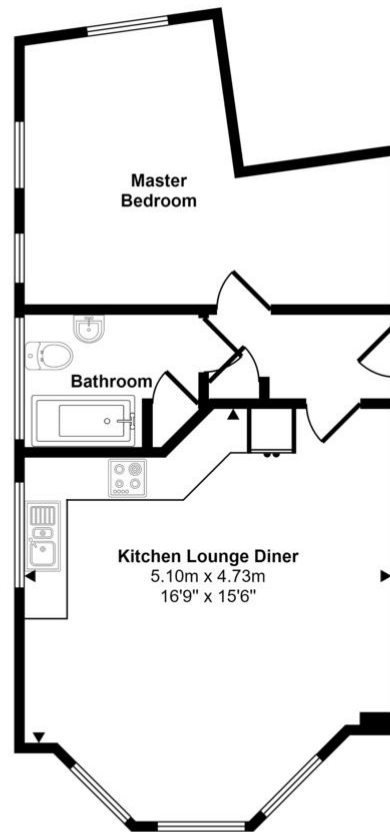
Gas Central Heating  
Council Tax Band A  
EPC C  
Service Charge Approx £1200 per annum including  
sinking fund  
Share of Freehold  
On-Street Parking

#### LOCATION:

The most southerly town in Great Britain, Helston is a bustling traditional Cornish town on the Lizard Peninsula. Known globally for its annual Furry Dance (known locally as the Flora Dance), the town is full of quaint streets and stone cottages, with an array of boutiques, shops and cafes on the high street which dates back to medieval times

Centuries ago Helston was a thriving port, but in the medieval period, the mouth of the Cober River began to silt up, creating the shingle bank called Loe Bar, which effectively closed off Helston and made the largest freshwater lake in Cornwall. The banks of the lake now have a variety of attractive walking paths, making this a popular spot for day trips.





Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF  
T: 01326 697696 • E: falmouth@martinco.com

# 01326 697696

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.