





An exceptionally handsome, westerly facing, double fronting, four bedroom, three reception room, two bath/shower room, detached period house of much charm and stature, with the benefit of private off road parking and gardens. Freehold. The property is located within the highly desirable tree lined residential area of Meneage Road, and conveniently close to all the local amenities on offer. EPC E51 Freehold. Council Tax Band E.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Hallway. Dining Room. Living Room. Garden Room. Kitchen. Rear Porch. Shower Room.

### FIRST FLOOR

Galleried Landing. Bedroom 1. Bedroom 2. Bedroom 3. Bedroom 4. Bathroom.

### OUTSIDE

Rear enclosed Garden. Private parking to front aspect.

### THE PROPERTY

An exceptionally handsome, westerley facing, double fronting, four bedroom, three reception room, two bath/shower room, detached period house of much charm and stature, with the benefit of private off road parking and gardens. The property is located within the highly desirable tree lined residential environ of Meneage Road, and conveniently close to all the local amenities on offer.

This distinguished Victorian period property built circa 1860, offers an attractive exposed stone elevation to the front facade, complemented by substantial granite lintels/quoins, under a pitched slate tiled roof, UPVC double glazed windows and warmed by a gas fired central heating system. The property can be further warmed during the winter months by an open traditional fireplace which is situated in the living room, together with a gas fireplace situated in the garden room. The house would benefit from some cosmetic modernisation, whilst offering an extremely light and airy ambience, enhanced by the large windows together with the east and west facing elevations.

The property is set well back from Meneage Road, whilst overlooking the mature trees and generous grass verges that complement this lovely residential road.

The rear enclosed garden offers a lawn and paved patio areas, providing a sheltered environment and a good

degree of privacy, ideal for 'al fresco' dining during the warmer summer months. A beautiful specimen Japanese acer features in the garden, together with established mature borders. Rear outside water tap fitted. The external front aspect offers hard standing for valuable private parking.

The property will undoubtedly appeal to discerning buyers alike seeking an exceptionally spacious home on a level setting, whilst in close proximity to nearby doctors surgeries, supermarkets, pharmacies, shops, bus stops and schools etc.

### PARKING

There is off road parking for 2 cars at the front of the property.

### TENURE - FREEHOLD

### Council Tax Band E

### SERVICES

Mains water, mains electricity, mains gas, mains drainage. For internet and mobile coverage please check via ofcom.org.uk.

### LOCATION

The historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, giving access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of individual shops, well regarded schools (both junior and senior), sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

### DIRECTIONS

From Helston proceed along Meneage Road travelling

towards the Cottage Hospital, and the house can be found on the left hand side.

### THE ACCOMMODATION COMPRISES

#### (All dimensions and floor plans are approximate)

The property is approached from the driveway, leading up to the front door complemented by a substantial granite threshold, opening into the entrance hallway.

#### Entrance Hall

Hardwood tiled flooring, feature painted wooden panelling to walls up to dado height, under stairs storage cupboard and ceiling light. Staircase ascending to the first floor landing. Doors off to:-

#### Living Room 13'8" x 13'1" (4.17m x 3.99m)

Window to the front aspect. Open fireplace complemented by a painted wooden mantle surround and a tiled hearth. Two radiators, laminate flooring and ceiling light.

#### Dining Room 20' x 10'7" (6.10m x 3.23m)

A large reception room that was probably two rooms in earlier times. Window to the front aspect, two radiators, telephone point and ceiling lighting. Two feature external stone fireplaces complemented by granite quoins and supporting lintels. Fitted shelving to fireplace recess, together with a storage cupboard. Opening into the kitchen and a pair of doors opening into the garden room.

#### Garden Room 13'11" x 13'11" (4.24m x 4.24m)

Window overlooking the rear garden, together with a UPVC double glazed door opening into the back garden. Gas fireplace, wall lighting and radiator.

#### Kitchen 19'5" x 5'10" (5.92m x 1.78m)

A galley style kitchen comprising a selection of base/wall storage units complemented by a stone effect work surface and ceramic tiled splash backs. Inset stainless steel drainer sink fitted with a mono mixer tap. Freestanding 'Flavell' gas range style cooker offering a seven burner hob with ovens below, together with a stainless steel splash back and an extractor canopy above. Two windows to side and rear aspects. Ceramic tiled floor











and ceiling light. Wall mounted gas fired boiler providing the central heating and hot water. Period stained glass door opening into the rear porch area.

#### **Rear Porch**

Slate tiled flooring and ceiling light. Door to the shower room, and a wooden glazed door opening out onto the rear garden.

#### **Downstairs Shower Room 9'11" x 6'5" (3.02m x 1.96m)**

Corner shower unit fitted with an electric shower and folding screen doors. Low level WC. Circular stainless steel wash hand basin fitted with a mono mixer tap and storage cupboard below. Slate tiled floor, radiator, window to the rear garden and ceiling light.

#### **Staircase**

Ascending from the entrance hallway to the galleried landing. A closed tread carpeted staircase complemented by exposed timber newel posts, balusters and hand rails.

#### **Galleried Landing**

Window naturally illuminating the staircase and landing areas. UPVC double glazed door opening onto the garden room flat roof. Radiator, ceiling light, storage cupboard and doors off to:-

#### **Bedroom One 11'6" maximum x 10'7" maximum (3.51m maximum x 3.23m maximum)**

Double aspect room enjoying the front vista. Fitted storage cupboards, radiator and ceiling light.

#### **Bedroom Two 13'4" x 8'11" (4.06m x 2.72m)**

Window to the rear aspect, radiator and ceiling light.

#### **Bedroom Three 11'7" x 9'9" (3.53m x 2.97m)**

Window to the front aspect, radiator and ceiling light.

#### **Bedroom Four - Study 7'11" x 5'10" (2.41m x 1.78m)**

Window to the front aspect, radiator and ceiling light.

#### **Bathroom 7'11" x 7'9" (2.41m x 2.36m)**

Bath fitted with an electric shower above. Low level WC. Pedestal wash hand basin. Part ceramic tiling to walls. Radiator, window fitted with opaque glass, vinyl flooring and ceiling light. Space and plumbing provided for a washing machine.

#### **Agents Note**

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