





An exceptionally spacious, three double bedroom, two reception room single storey detached residence, with the benefit of a garage nearby, an exceedingly generous fully enclosed garden, whilst enjoying fine elevated views towards the Cober Valley. This delightful home has been the subject of much improvement including solar panels. EPC B85. Council Tax Band B. Freehold.

### THE PROPERTY

An exceptional opportunity to purchase a broad fronting, three double bedroom, two reception room, detached single storey residence, located within a popular residential enclave. The property offers spacious accommodation throughout, and a surprisingly generous fully enclosed garden which has timber fencing to it's boundaries, and naturally creates a safe haven for a pet dog. The residence enjoys fine elevated roof top and rural views towards the Cober Valley.

The property has been the subject of much improvement/modernisation by the current vendor including a modern fitted kitchen and solar panels with battery storage. Upon entering the rear into the conservatory and then through to the kitchen which in turn leads to the living room from here are doors to the dining room and the inner hallway which leads to three bedrooms and a bathroom (installed in 2025).

As well as the enclosed garden, there is the added benefit of an attached workshop and a garden shed. The hot tub is included in the sale.

Built in the 1970's of a timber framed construction, has clad external elevations, under a concrete tiled roof, UPVC double glazed windows/external doors, and warmed by a gas fired central heating system. Solar panels provide electricity with battery storage. The home

has the benefit of a garage which is located within a short walk from the access footpath.

### LOCATION

Located in the popular Carey Park, the property is close to Helston Community College and the Sports Centre. The historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives 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 primary and secondary) 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.

### TENURE - FREEHOLD

### EPC B85

### COUNCIL TAX BAND B

### SERVICES

Mains electricity and solar panels with battery storage. Mains water, mains gas and mains drainage. According to Ofcom.org.uk standard and superfast broadband is available and mobile phone coverage is likely with O2.

### THE ACCOMMODATION COMPRISES

#### (All dimensions are approximate)

The property is approached from Carey Park, passing the garage on the right hand side, and onto the footpath leading to the wooden garden gate. A footpath leads to the residence through the rear UPVC door opening into the conservatory.

#### Conservatory

A good space with door into the kitchen and another door at the other end into the garden.

#### Kitchen 11'7" x 10'5" (3.53m x 3.18m)

A generous fitted kitchen comprising a selection of base and wall storage units, complemented by granite effect work surfaces, a composite sink with drainer and instant hot water tap. All appliances are integrated to include oven, microwave and dishwasher. Ceramic hob and extractor fan above. Double glazed window and double glazed door opening into the conservatory. Door to the living room.

#### Living Room 16'11" x 11'7" (5.16m x 3.53m)

A generous room with patio doors opening onto the low maintenance front garden and the fantastic countryside views. Radiator and ceiling lighting. Doors to the inner hallway and dining room.

#### Dining Room 11'7" x 8'4" (3.53m x 2.54m)

Radiator. Laminate floor. Double glazed window to the rear.

Inner Hallway

Oak laminate floor, radiator, loft access hatch (partially boarded with loft ladder) and ceiling lighting. Airing cupboard housing the solar inverter and battery storage. Gas boiler and wall mounted electric fuse board.

Bedroom One 11'6" x 10'6" (3.51m x 3.20m)

Window to the front aspect with countryside views, radiator and ceiling lighting.

Bedroom Two 11'8" x 9'6" (3.56m x 2.90m)

Window to the rear aspect, oak laminate floor, radiator and ceiling lighting.

Bedroom Three 9' x 8'8" (2.74m x 2.64m)

Window to the front aspect. Oak laminate floor, radiator, inset ceiling lighting.

Bathroom 8'7" x 7'8" (2.62m x 2.34m)

Installed in 2025, a generous room with stand alone bath with mixer tap and flexi hose. A separate shower cubicle with electric shower. WC. Hand wash basin with mixer tap and drawers beneath. Wall mounted mirror with light. Easy cleaning wall panels. Electric heater. Double glazed frosted window to the rear. Inset ceiling lights.

Garage

The garage is within a block, and in close proximity to the footpath leading to the property. Metal 'up and over' door. No power connected.

Agents Note

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