



33 Gwealhellis Warren





# 33 Gwealhellis Warren

Helston, Cornwall, TR13 8PQ

Offered to the market for the first time since it was built by the current owner, this impressive home features spacious and versatile living accommodation arranged over three floors, with far-reaching countryside view

- Substantial family home
- Master en-suite
- Parking
- Rural Views
- Freehold
- 4/5 Bedrooms
- Large Two Storey Garage
- Gardens
- Terrace
- Council Tax Band E

Guide Price £625,000

## SITUATION

Gwealhellis is a highly sought-after area located on the western edge of Helston. The property is ideally situated for families, with easy access to local schools, including the well-regarded Parc Eglos Primary School and Helston Community College, which also offers a sixth form.

Helston is known as the gateway to the Lizard Peninsula, famed for its stunning coves, beaches, and cliffside walks. This vibrant market town offers a range of amenities, including national retailers, a cinema, health centres, restaurants, and a leisure centre with an indoor heated pool. The property is also perfectly positioned near the Cober Valley, where scenic riverside walks lead to the town's amenity area, featuring a boating lake. From there, you can explore the Penrose Estate, with its paths along Cornwall's largest natural freshwater lake, all the way to the sea.





## THE PROPERTY

This exceptional three-storey detached home, offering four to five bedrooms, is located in the highly sought-after residential enclave of Gwealhellis Warren—an area renowned for its spacious, individually designed properties, among the most desirable in Helston.

Designed with flexibility in mind, the property is ideally suited to families or those seeking multi-generational living. Its striking architectural features include vaulted ceilings and integral galleries, creating an impressive sense of space and allowing natural light to flood the interior.

The layout is remarkably versatile, centred around a generous sitting room and complemented by a superb range of principal reception areas. The well-proportioned kitchen and dining space opens through patio doors onto an expansive deck with elevated views across the picturesque Cober Valley—perfect for indoor-outdoor living and entertaining.

Accommodation comprises a welcoming entrance hallway, spacious kitchen/dining room, utility room, and sitting room. There are four/five bedrooms, including a master suite with en-suite shower room, a stylish family bathroom, and a separate WC.

## OUTSIDE

Accessed directly from the property's terrace, a generous garden extends down toward the scenic Cober Valley, offering access to a tranquil river and woodland walk—ideal for nature lovers and outdoor enthusiasts.

A standout feature is the large, detached two-storey garage, which is accessible via a side pathway from the front door. This versatile space offers excellent potential for conversion into additional living accommodation, subject to the necessary consents.

In addition, 33 Gwealhellis Warren benefits from a useful workshop area and ample off-road parking, enhancing both practicality and lifestyle appeal.

## SERVICES

Mains water, drainage, and electricity.  
Superfast Broadband available (Ofcom)  
Three, Vodafone and O2 - signal Likely - (Ofcom)

## VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488

## DIRECTIONS

From Helston Community College, continue on Church Hill with the College on your left hand side. Take the left turning into Belmont Road. Take the next left into Osborne Parc and then next right into Gwealhellis Warren.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

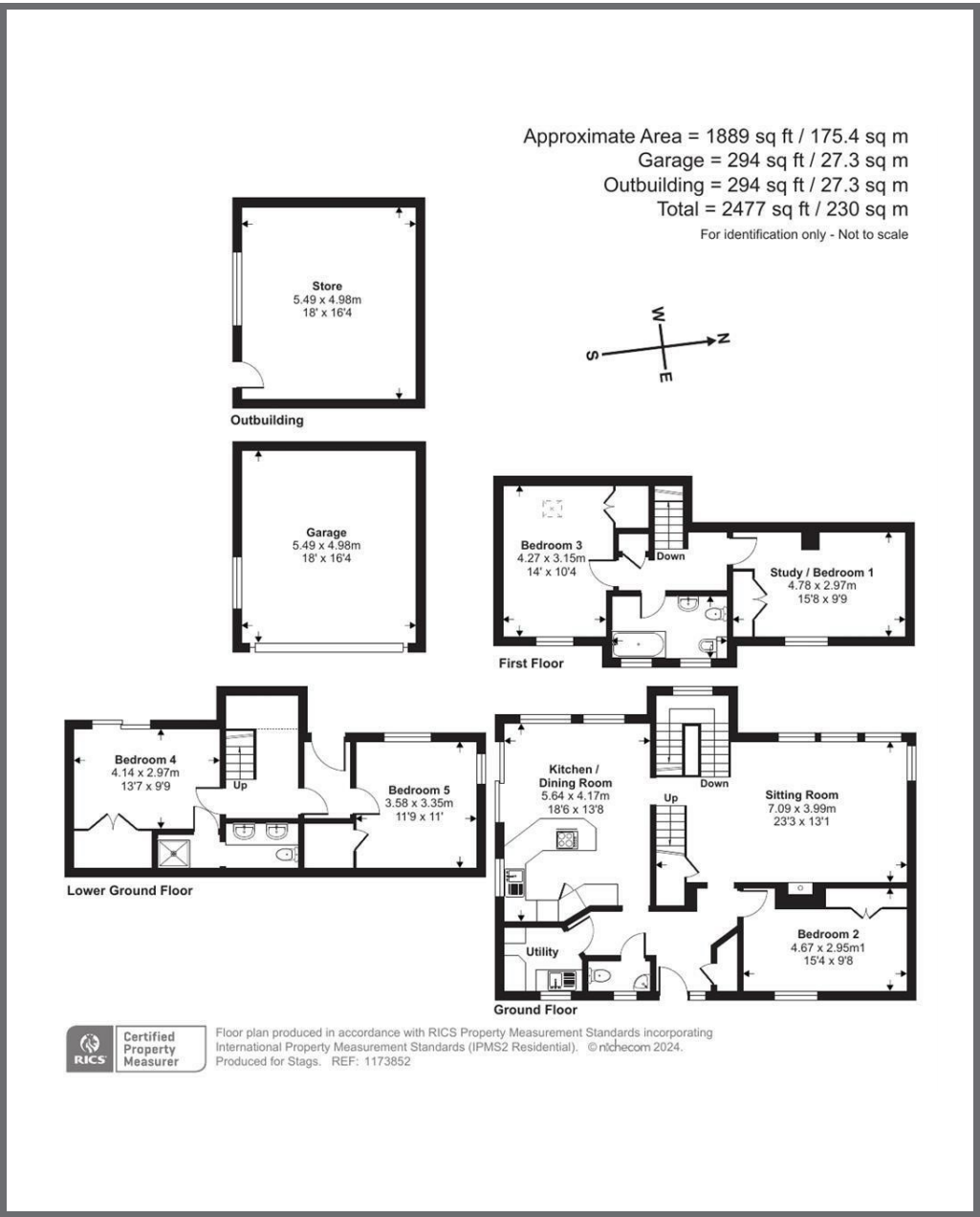


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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