



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9980

Guide £750,000

**Sanderling House,
Orchard Lane, Helford Village, Helston, Cornwall, TR12 6LA**

FREEHOLD



A quite gorgeous, detached, 4 bedroomed house in the most blissful and peaceful position, just a moments' walk from the picturesque Helford Village and The Shipwrights Arms. With beautifully appointed and immaculately presented, well proportioned accommodation of circa 1,600sq.ft. including a kitchen/dining room, sitting room and a triple aspect 19' long drawing room. With driveway parking for several vehicles, a broad sun terrace and a well established private plot of just over 1/4 of an acre which offers potential to extend (subject to all necessary consents).





SUMMARY OF ACCOMMODATION – In all, about 1,604sq.ft.

Ground Floor Entrance hallway, wc, kitchen/dining room, utility room, sitting room, drawing room.

First Floor Principal bedroom with en-suite shower room, guest bedroom, 2 further bedrooms, family bath/shower room.

Outside Gravelled parking area for several vehicles, paved sun terrace, lawned gardens to the east and south.

In all, about 0.26 of an acre.

DESCRIPTION

Built in the 1970's, Sanderling House is situated towards the end of Orchard Lane, a quiet lane which leads down to the picturesque and highly sought after Helford Village.

The driveway provides parking for several vehicles and from here, a pathway leads around both sides of the house and to the front door which opens to a wide and welcoming entrance hall with a beautiful tiled floor, a wc and a large opening which leads to the very impressive,

beautifully appointed and light filled kitchen/dining room with a utility room off. The hallway also leads to a beautiful sitting room with an impressive, broad fireplace and double doors which open to the sun terrace. A further set of double doors open to a small flight of quarry tiled steps which descend to the lovely 19' x 16'4" triple aspect drawing room with a large bay window to the far end which has a beautiful outlook over the garden and neighbouring field.

On the first floor, the principal bedroom has a very pleasant outlook, overlooking the garden, the countryside beyond as well as a glimpse of the Helford River and has a beautifully appointed en-suite shower room with a wash basin. There are three further bedrooms and a superb bath/shower room.

Outside, the gardens are an absolute delight offering a great degree of privacy, shelter and peacefulness – bound by mature well established hedging and shrubs with gently sloping broad areas of lawn, an open view over the neighbouring field and a lovely sun terrace which is perfect for alfresco dining and outside entertaining. Our clients have installed a pedestrian gate at the bottom of the garden which allows easy access onto Orchard Lane and down to Helford Village.

Sanderling House occupies a large plot of just over ¼ of an acre and one could quite reasonably expect, subject to all necessary consents, to gain permission to extend the property which would of course in turn enhance the value.



LOCATION

The Helford river area and, in particular Helford Village, is remarkably sought after for a multitude of reasons. Perhaps its greatest attribute is the tranquillity of the location, which has changed little over the years with colour washed thatched and slated cottages clustered around the tidal creek, leading south from the main river. The Helford River offers exceptional sheltered creeks and inlets, which are ideal for day sailing, whilst beyond the mouth, Falmouth Bay, the Carrick Roads (Fal Estuary) and the south Cornish coast, offer further boating opportunities. There are also fantastic walks in the area.

A number of local tradesmen deliver to the village and there is a small general store, together with the Shipwright's Arms which is at the heart of the community. The very active Sailing Club organises regular racing during the season and is also a hub for the local community as well as welcoming visiting yachtsman. There is a passenger ferry to Helford Passage on the north bank of the river and the market town of Helston (about 10 miles away) offers shopping and schooling facilities. This is one of Cornwall's best loved and most sought after villages, largely unspoilt, with activities for all ages along the sheltered creeks.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

From the parking area, a small flight of steps descend to a gravelled pathway which leads to the multi paned front door which opens to:-

ENTRANCE HALLWAY With beautiful tiled flooring, radiator and door to:-

WC With a continuation of the tiled flooring, small wash basin with storage cupboard under, wc, heated towel rail, opaque glass window with wooden sill.

The hallway widens with a turning staircase with window at half landing level and understairs storage leading to the first floor and the multi paned wooden door opening to:-



KITCHEN / DINING ROOM – 17'7" x 10'5" With beautiful tiled flooring, two multi paned windows facing east overlooking the sun terrace and gardens, two radiators.

The kitchen comprises a range of wooden soft close base units and drawers under a wooden worktop with large porcelain sink and drainer, further wall mounted units and integrated

appliances including an AEG undercounter fridge and separate AEG undercounter freezer, AEG dishwasher, Bosch oven with AEG four ring ceramic hob above. Multi paned wooden door opening to:-

UTILITY ROOM – 7' x 7' With space and plumbing for a washer/dryer, GRANT boiler, built-in shelving, multi paned wooden door leading to the side path and garden.



From the hallway, a broad opening leads to:-

SITTING ROOM – 16'4" x 16' A stunning room with a large granite and brick fireplace with tiled hearth and tiled shelf to one side with storage under, multi paned window overlooking the front path and multi paned double doors with multi paned windows to either side opening to the sun terrace and overlooking the rear garden, two radiators.



Double wooden doors opening to:-

DRAWING ROOM – 19' x 16'4" Two tiled steps descend to a stunning triple aspect room with a multi paned wooden door opening to the front path, a large multi paned window overlooking the sun terrace and garden plus a beautiful large multi paned bay window overlooking the garden to the south and the neighbouring field. Storage cupboard with built-in shelving, wc and a shower tray (no longer used as a shower and with built-in shelving above). Two large radiators.

From the hallway, a turning staircase with multi paned window with wooden sill under at half landing level ascends to:-

FIRST FLOOR

LANDING With radiator, loft access hatch and **linen cupboard** with shelving and which houses the hot water cylinder and doors to:-



PRINCIPAL BEDROOM – 15'4" x 9'3" A beautiful double bedroom with multi paned wooden window overlooking the sun terrace, gardens and over trees towards the Helford river, radiator and an opening to:-

EN-SUITE SHOWER ROOM With walk-in shower cubicle and a cantilevered wash basin with storage drawer under.



GUEST BEDROOM – 10'7" x 10'5" A beautiful double bedroom with multi paned window with wooden sill overlooking the garden and over trees and across to the rolling countryside in the distance, radiator.

BEDROOM 3 – 10'5" x 6'9" A large single bedroom with multi paned wooden window with wooden sill overlooking the sun terrace and garden with views over the trees to the rolling countryside in the distance. Radiator.



BEDROOM 4 – 11' x 6'6" A large single bedroom with multi paned wooden window with wooden sill overlooking the front pathway. Radiator.



FAMILY BATHROOM Beautifully appointed with tiled floor, wc, wash basin with storage cupboard under, panelled bath with shower head, heated white ladder style towel rail, multi paned wooden window with wooden sill under.

OUTSIDE

Off Orchard Lane, a gravelled parking area provides parking for 2-3 vehicles and a flight of paved steps descends to



the gravelled pathway which leads to the front door and continues around the entire rear of the property where another door opens to the drawing room. This gravelled area broadens to the south and provides an outside seating area which overlooks the garden and the neighbouring field. From here, there is a gentle slope to the lawned area which is abundantly stocked with mature trees and colourful shrubs and flowers. There is a broad sun terrace, accessed from both the garden and the sitting room which is perfect for alfresco dining and outside entertaining. The garden and sun terrace offer a great deal of shelter and privacy. To the north of the garden, two large wooden gates open onto Orchard Lane.



The pathway from the parking area also leads around the northern elevation of the property where a door opens to the utility room with an outside power socket beside. Slate steps ascend to a small area of lawn with dense and mature hedging and a step from here ascends to the parking area. This pathway also leads around to the east of Sanderling House where two deep steps descend to a further gravelled pathway which dissects the area of lawn and leads to the aforementioned wooden gates that open onto Orchard Lane. The gravelled path leads all around the house and to the south there is additional storage available for outdoor items.

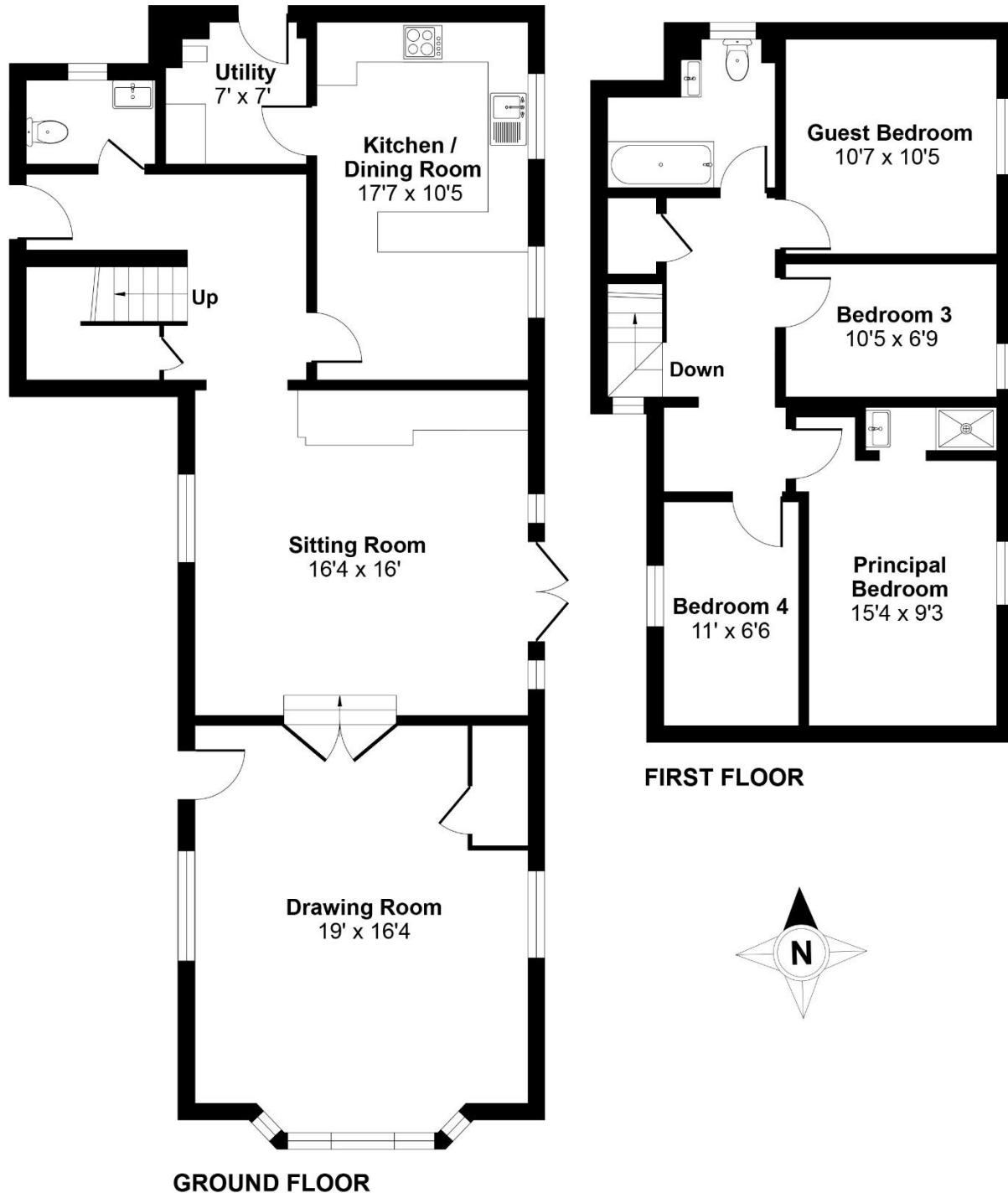


Not to scale – for identification purposes only.

Orchard Lane, Helford, Village

Approximate Area = 1604 sq ft / 149 sq m

For identification only - Not to scale



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR12 6LA.

SERVICES Mains Water and electricity. Private drainage via septic tank. Oil for heating and hot water.

COUNCIL TAX BAND Small Business Rates (see www.mycounciltax.org.uk).

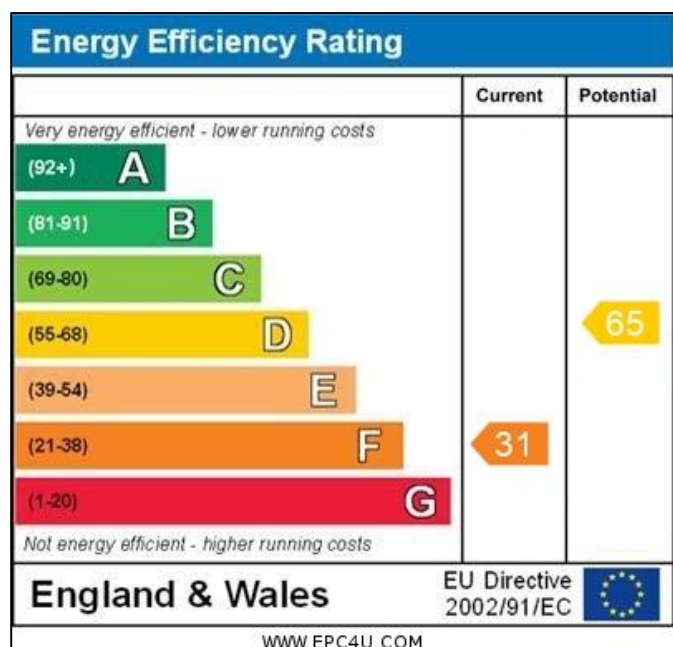
DIRECTIONS From Helston follow the A3083 out towards the Lizard Peninsula and having passed through Cudrose Airfield, at the roundabout at the end turn left towards St. Keverne on the B3293 follow this towards Garras and at the next roundabout proceed straight across towards Mawgan. Proceed through the village of Mawgan and follow the road towards St Martin. Pass through the village of St Martin and take a left turn towards Helford and Manaccan. Follow this road for 1.4 miles and at the next crossroads turn left and then take the first right into a no through road signed Kestle Wartha. Follow this lane through open fields passing Kestle Barton on your right hand side. Continue along this road and turn right on to Orchard Lane. Proceed down Orchard Lane and Sanderling House's driveway will be found on your right.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.
For reference only, not to form any part of a sales contract.

