



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9825

£850,000

Thatches,
Helford Village, Cornwall, TR12 6JU

FREEHOLD



Offered to the market for the first time in almost 40 years.

A genuinely rare and exciting opportunity to acquire a detached 3 bedroomed house in an idyllic, elevated, streamside position. With gated driveway parking, detached single garage and south westerly facing terraced gardens – with the house found in generally good decorative order throughout, but offering scope for enhancement or replacement (subject to necessary consents).





SUMMARY OF ACCOMMODATION

Entrance hall, dual aspect living/dining room, kitchen, two inner halls, 3 bedrooms, family bathroom, separate wc.

Outside Gated driveway parking, detached single garage, broad south westerly facing paved terraced garden with steps descending to the stream.

DESCRIPTION

Thatches represents a rare and exciting opportunity to acquire a detached freehold home in the heart of this exclusive and exceedingly popular riverside village – believed to have been constructed in the 1950's and having been in our clients' ownership for almost 40 years.

Seldom are detached houses, with large wraparound gardens, parking and garaging – and views to the river, offered for sale and therefore the rarity of the opportunity cannot be overstated. Currently comprising a detached, well maintained three bedroomed house, with light and bright living accommodation, which could now benefit from some modernisation, this in addition to gated driveway parking adjacent to a detached single garage, with a streamside south westerly facing low maintenance terraced garden. Subject to necessary consents being obtained, one could conceivably redevelop or replace the existing dwelling and seize the opportunity to create a very special home, in an exceedingly well regarded setting.

Thatches is found in an extraordinary position, truly in the heart of Helford Village, yet boasting a tucked away position at the head of the river, up a long private driveway and nestled in a delightful wooded enclave, bordered on each side by the steep wooded banks, yet sat in an elevated plateau with its principal façade and streamside terrace enjoying a sunny south westerly aspect.



A further area of land is available by separate negotiation, this area can be found adjacent to the entrance driveway, and is currently comprising a hardstanding parking/boat storage area. This land previously obtained planning permission for the development of a small, detached two storey, two bedroomed house, overlooking the upper reaches of the river. Subject to necessary consents being obtained, this area could then be developed for an array of uses.

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 Shipwrights 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)**

Broad paved riverside terrace opens from the tarmacadam driveway parking area, across the broad wisteria clad principal elevation to a hardwood painted front door and granite step which opens into the:-

ENTRANCE HALL With oak block parquet style flooring, an approach that further leads to the living/dining room to one side, the family bathroom and separately to an inner hall which serves two of the three bedrooms. Lit by a multi pane sliding casement window on the front elevation overlooking the paved terrace and onto the wooded valley bank. Radiator.

LIVING / DINING ROOM – 18'9" x 16' A delightful dual aspect space with two sliding multi pane casement windows on both the front and rear elevations affording a fantastic amount of natural light to flood in to the room. With a continuation of the wooden block parquet style flooring and warmed by a feature focal fireplace with wooden mantel and surround, slate hearth and mosaic tile – warmed by a Clearview freestanding log burning stove in addition to two central heating radiators. The living/dining room further leads to both the kitchen and an inner hall which serves bedroom three and a separate cloakroom/wc. The living/dining room provides plentiful space for a large dining table and chairs and has a view to the front elevation overlooking the broad paved terrace and onto the garden.



KITCHEN – 15' x 7'3" A particularly, light and bright kitchen with two sliding multi pane casement windows to the front elevation overlooking the broad terrace and onto the wooded valley bank beyond. A fully fitted kitchen, potentially benefitting from some modernisation with a full range of matching fitted wall and base units with a 1½ bowl sink and drainer, space for freestanding appliances and further lit from a range of inset LED downlighters, with a hardwood stable door on the side elevation with the top leaf of which open – boasting a view down the driveway and to the head of the river. Radiator.



From the inner hall:-

BEDROOM 1 – 16' x 10'5"

A delightful, spacious dual aspect room with multi pane sliding casement windows on both the side and front elevations allowing a great deal of natural light into this spacious room. With a continuation of the parquet style flooring and warmed by two central heating radiators. View to the front elevation across the broad paved terrace and onto the wooded valley side beyond.



BEDROOM 2 – 12'1" x 9'3" Another good sized double bedroom with continuation of the wooden block parquet flooring, with a high level window on the rear elevation and warmed by a central heating radiator.

FAMILY BATHROOM With an obscure glazed multi pane sliding casement window on the rear elevation, a fully fitted bathroom with panelled bath with mixer shower over, pedestal mounted wash hand basin and low level flush wc with space and plumbing for freestanding stacked washing machine and tumble dryer. Warmed by a central heating radiator and further lit by a range of inset LED downlighters, with access to a very useful shelved airing cupboard, which houses a modern Worcester combination boiler – replaced by our clients in 2022.

From the inner hall off the living room, access to bedroom 3 and a further separate wc.

BEDROOM 3 – 11'7" x 8'5" Another light, bright and spacious dual aspect double bedroom with multi pane sliding casement windows on both the rear and side elevation with the side affording a view across the driveway to the detached garage, and beyond the five bar timber gate down into the village itself with the iconic thatched rooftops of the village cottages. Fitted wardrobe and a continuation of the block parquet style flooring and warmed by a central heating radiator.

SEPARATE WC With an obscure glazed window on the rear elevation, comprising low level flush wc and pedestal mounted wash hand basin. Radiator.

OUTSIDE

Found at the very head of the village, with a tarmac driveway ascending to a five bar vehicular timber gate opening through to a further tarmac driveway parking and turning area, which further serves a detached single garage, and separately along the principal

elevation of the house to the gardens beyond. A tarmacadam envelope provides parking for 2-3 vehicles – an absolute rarity within the village, with a pathway leading round the rear of the house and wrapping back around to the main garden terrace.



DETACHED GARAGE – 17'5" x 11'5" With a single up and over door and benefitting from a light and bright dual aspect with multi pane windows on the front and side elevations affording a view back towards the village itself. A useful store, garage or workshop under a voluminous 12'11" high vaulted ceiling with both power and lighting connected – all of which ideal for re-purposing, subject to necessary consents being obtained – or simply to continue utilising as a handy store.



Across the broad principal front façade, with its idyllic hanging wisteria, an exceptionally large paved patio terrace boasts an elevated position, facing in a south westerly direction and benefitting from the best of the day's sunshine, with the backdrop of the babbling stream which descends through the valley and acts as a natural garden boundary and continues downstream into the Helford River itself – renowned for its fabulous day sailing and sheltered creeks. The broad paved terrace boasts an exceptional degree of peace and privacy and a view over the five bar timber vehicular gate, and across the rooftops beyond towards the river itself and into Helford Village. Beyond the end of the paved terrace, a steeply sloping grassed bank ascends to the top corner of the boundary, from which a magnificent vantage point over the rooftop of the house below and down towards the river. Steps descend from the far corner of the terrace down to a streamside crunchy gravelled terrace, which is a truly magical spot to sit and enjoy. The garden is stocked with an abundance of mature shrubs including camelias, azaleas and rhododendrons.

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 6JU.

SERVICES Mains water, electricity and drainage. LPG gas fired central heating (Worcester combination boiler replaced in 2022).

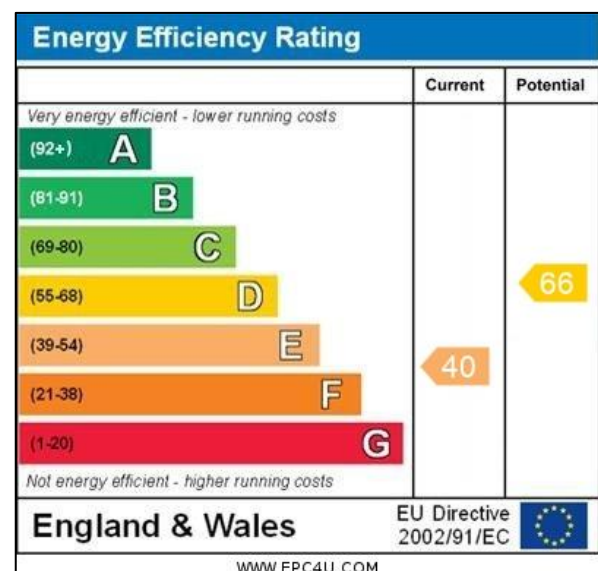
COUNCIL TAX BAND E (see www.mycounciltax.org.uk).

DIRECTIONS For the purpose of viewing appointments – from the Helford Village car park, proceed on foot down to the village itself, keeping the river on your right hand side. Proceed straight ahead with the first ford on the right hand side, with the village road continuing straight ahead and wrapping around in a U, at the head of the creek. Before rounding that U bend, the driveway to Thatches ascends straight ahead of you.

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.

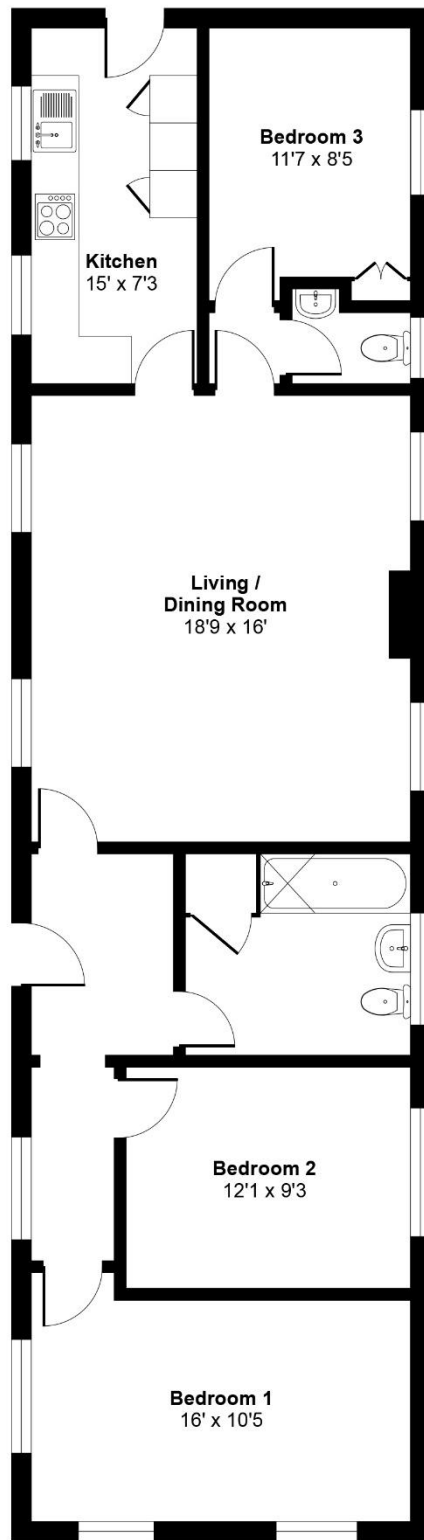
Thatches, Helford, Helston

Approximate Area = 1008 sq ft / 93.6 sq m

Garage = 201 sq ft / 18.6 sq m

Total = 1209 sq ft / 112.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024.
Produced for Lillcrap Chilcott. REF: 1108403

