



33 Gwealhellis Warren



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Helston, Cornwall, TR13 8PQ

To be sold for the first time since our vendor had the property built from new. Featuring spacious and adaptable living areas spread across three floors.

- 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 freshwater lake, all the way to the sea.



THE PROPERTY

This exceptional detached three-story, four/five-bedroom family home is situated in the prestigious residential area of Gwealhellis Warren, known for its large and individually designed properties, some of the most desirable in Helston.

The impressive house offers flexible accommodation, appealing to both families and multi-generational buyers. Its unique design features vaulted ceilings, along with integral galleries that creates a dramatic and exceptional natural light effect. Inside, the property provides an extremely versatile layout, with four/five bedrooms and a superb range of principal reception spaces centered around a spacious sitting room. The kitchen and dining area are generously proportioned, with patio doors leading out to an expansive deck that overlooks the Cober Valley.

The accommodation includes an entrance hallway, a kitchen/dining room, a utility room, a sitting room, the bedrooms (including a master with en-suite), a family bathroom, and a WC.

OUTSIDE

Accessed off the property's terrace is a large expanse of garden leading down to the Cober Valley and a river/woodland walk.

The property has a detached, large two storey garage, which can also be accessed by a side door along the pathway leading from the front door of the house. This could be converted into additional living accommodation.

33 Gwealhellis Warren also offers a useful Workshop area and off road parking.

SERVICES

Mains water, drainage, and electricity.
Superfast Broadband available (Ofcom)
Three, Vodaphone 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 | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Approximate Area = 1889 sq ft / 175.4 sq m
 Garage = 294 sq ft / 27.3 sq m
 Outbuilding = 294 sq ft / 27.3 sq m
 Total = 2477 sq ft / 230 sq m
 For identification only - Not to scale

Store
5.49 x 4.98m
18' x 16'4"

Outbuilding

Garage
5.49 x 4.98m
18' x 16'4"

First Floor
Bedroom 3
4.27 x 3.15m
14' x 10'4"
Study / Bedroom 1
4.78 x 2.97m
15'8 x 9'9"

Lower Ground Floor
Bedroom 4
4.14 x 2.97m
13'7 x 9'9"
Bedroom 5
3.58 x 3.35m
11'9 x 11'

Ground Floor
Kitchen / Dining Room
5.64 x 4.17m
18'6 x 13'8"
Sitting Room
7.09 x 3.99m
23'3 x 13'1"
Bedroom 2
4.67 x 2.95m
15'4 x 9'8"
Utility

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1173852