

# CHRISTOPHERS

ESTATE AGENTS



This attractive, two bedroom, stone fronted cottage enjoys a tucked away yet convenient location in the ancient market town of Helston.





With a number of character features including beamed ceilings and exposed granite stonework, the cottage has two bedrooms and benefits from gas central heating, UPVC double glazing plus a garden with outside utility/store room.

Helston is regarded as the gateway to The Lizard Peninsula with its stunning feature coves and clifftop walks. At the bottom of the town is the boating lake which leads onwards to the Penrose walks which is in the ownership of The National Trust where lovely walks can be enjoyed beside Loe Pool, Cornwall's largest natural fresh water lake. The town itself has amenities that include national stores, health centres, restaurants, coffee shops and a leisure centre with indoor pool. Both secondary and primary schooling are also available.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Open entrance with outside courtesy light, obscured glazed front door opening in to

#### LOUNGE 4.18M X 3.62M (13'8" X 11'10" )

A character room with open fireplace having granite stonework surround, beamed ceiling, window with window seat, staircase to first floor, door in to

#### KITCHEN/DINER 3.63M X 3.22M (11'10" X 10'6" )

Comprising a single drainer with one and a half bowl stainless steel sink unit set in a granite effect rolled edge worktop with cupboards and wine rack under, additional good range of granite effect worktops having drawer and cupboard units under with matching eye level wall units, integral electric cooker with four ring gas hob having extractor hood over, storage cupboard, Worcester gas boiler, exposed granite stone work, beamed ceiling, window overlooking the garden.

#### FIRST FLOOR LANDING

With leaded and coloured glazed window, doorways off to all rooms including

#### BEDROOM ONE 3.75M X 2.92M (12'3" X 9'6" )

Window with tiled surround overlooking the garden, over bed lights.

#### BEDROOM TWO 3.72M NARROWING TO 2.4M X 3.05 NARROWING TO 2.17M (12'2" NARROWING TO 7'10" X 10'0" NARROWING TO 7'1")

Window with tiled sill overlooking the garden.

#### BATHROOM

White panelled bath with shower over and tiled surround, low level W.C., inset wash handbasin with tiled surround and cupboard under, heated towel rail, tiled floor, Velux window, access to loft space.

#### OUTSIDE

The garden enjoys a sunny aspect and is laid mainly to lawn. There is an outside W.C. with wash handbasin plus a very useful

#### UTILITY/STORE ROOM 2.75M X 1.84M (9'0" X 6'0" )

With light and power connected. Plumbing for washing machine.

#### SERVICES

Mains water, electricity, gas and drainage.

#### AGENTS NOTE ONE

There is pedestrian access only to the property and there is a right of way in front of numbers 1 and 2 Winns Row to gain access to number 3. In turn number 4 has a right of way in front of number 3.

#### COUNCIL TAX BAND

Council Tax Band A.

## DIRECTIONS

Proceed up Godolphin Road from our office, pass on the left hand side the police station and the turning to Station Road. Approximately ten metres before the Turnpike Roundabout there is the sign and pedestrian access only to Winns Row. (There is no vehicular access to the property). Walk up Winns Row for approximately 30 metres and there is an arched wooden gate on the left hand side. Go through this gate and then in front of numbers 1 and 2 Winns Row to gain access to the front door of number 3.

## VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

## ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

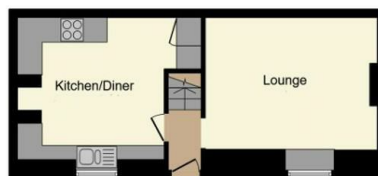
## PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

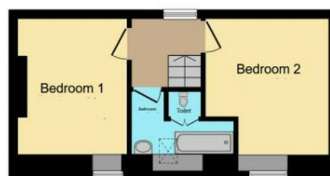
## DATE DETAILS PREPARED

30th May, 2023.

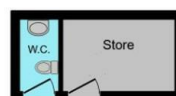
# 3 WINNS ROW, GODOLPHIN ROAD, HELSTON, TR13 8QH PRICE GUIDE £235,000



Ground Floor



First Floor



Outbuilding

FOR ILLUSTRATION PURPOSES ONLY

**IMPORTANT AGENTS NOTES:** Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.

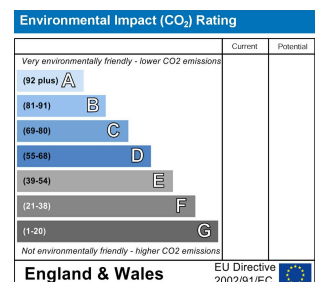
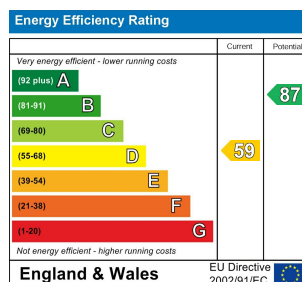




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