

# 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. 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 is also available. Helston has an amenity area and 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 ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

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

#### LOUNGE 4.05M X 3.69M (13'3" X 12'1")

A feature open fireplace with tiled hearth and granite stone work chimney breast, beamed ceiling, window with window seat overlooking the garden and staircase to first floor. Door to

#### KITCHEN/DINER 3.62M X 3.43M (11'10" X 11'3")

Comprising single drainer one and a half bowl stainless steel sink unit set in rolled edge worktop with cupboards and having a tiled surround. There are cupboards under, an array of base drawers and eye level units, wall mounted Baxi gas boiler, built in electric oven with gas hob over and extractor over. There is space for a fridge and freezer, beamed ceiling, obscured glazed door giving access onto Winns Row.

#### FIRST FLOOR LANDING

With feature leaded and coloured glazed window and doors to bedrooms and bathroom.

#### BEDROOM ONE 3.75M X 2.94M (12'3" X 9'7")

Window with tiled sill overlooking the garden.

#### BEDROOM TWO 3.78M NARROWING TO 2.43M X 3.34M NARROWING TO 2.31 (12'4" NARROWING TO 7'11" X 10'11" NARROWING TO 7'6")

Window with tiled sill overlooking the garden.

#### BATHROOM

White suite comprising panel bath with tiled surround having shower over with folding shower screen, low level w.c., hand wash basin with tiled surround having light and shaver point over and toiletry cupboard under. Half tiling to the walls, heated towel rail and Velux window.

#### OUTSIDE

The front garden is laid to lawn enjoying a sunny aspect and having a central pathway to a

#### DETACHED WORKSHOP/UTILITY 3.77M X 2.86M (12'4" X 9'4")

With light and power, plumbing for washing machine and side door for access to the w.c. with hand wash basin.

#### SERVICES

Mains water, drainage, electricity and gas.

#### COUNCIL TAX BAND

Council Tax Band B.

#### DIRECTIONS

Proceed up Godolphin Road from our office, passing, 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, 2 and 3 Winns Row to gain access to the front door of number 4.

## 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 REGULATIONS - PURCHASER

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

## PROOF OF FUNDS - 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.

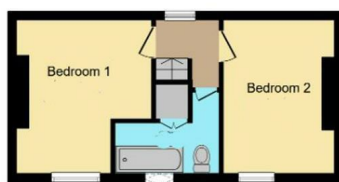
## DATE DETAILS PREPARED

30th May 2023.

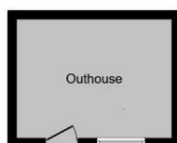
# 4 WINNS ROW, GODOLPHIN ROAD, HELSTON, TR13 8QH PRICE GUIDE £235,000



Ground Floor



First Floor



Outbuilding

FOR ILLUSTRATION PURPOSES ONLY

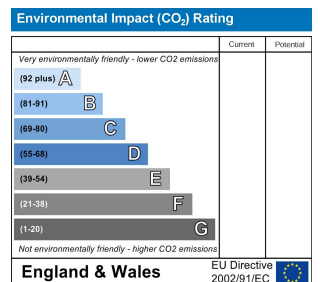
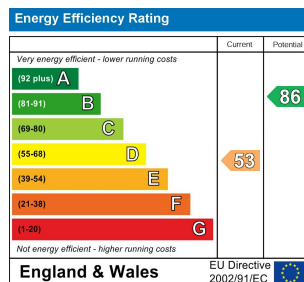
**IMPORTANT AGENTS NOTES:** Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves 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.



**OFFICES AT**

**Helston** 5 Wendron Street, Helston TR13 8PT  
 E: [property@christophers.uk.com](mailto:property@christophers.uk.com) - T: 01326 565566

**Porthleven** Fore Street, Porthleven TR13 9HJ  
 E: [porthleven@christophers.uk.com](mailto:porthleven@christophers.uk.com) - T: 01326 573737



Web: [www.christophers.uk.com](http://www.christophers.uk.com)  
 Email: [property@christophers.uk.com](mailto:property@christophers.uk.com)