

# CHRISTOPHERS

ESTATE AGENTS



A nicely presented, three bedroom detached property enjoying a lovely outlook in the market town of Helston.



Melyn-Vounder provides well presented, contemporary, accommodation enjoying a superb outlook across the valley with views to open countryside over the top of other properties.

The accommodation in brief provides, an entrance porch, light and airy open plan living area with a fitted kitchen, dining area and a lounge, with an impressive wood burner. There is a utility room, W.C. and two bedrooms, one of which is en suite. On the first floor there is a generous master bedroom suite and beautifully appointed bathroom. From the Velux windows lovely views are enjoyed.

To the outside the property has a driveway with parking and a garage. The pleasant gardens are to three sides of the property and include a lovely decked area with excellent privacy. The lawned area leads to a small orchard which is on sloping ground.

Helston is regarded as the gateway to The Lizard Peninsula with its stunning feature coves, beaches and clifftop walks. This property is particularly well situated for Helston boating lake and amenity area which leads onwards to Penrose Estate 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 and onwards to the sea .

The town itself has amenities that include national stores, health centres, restaurants, coffee shops, cinema and a leisure centre with indoor pool and gym. There are a number of well regarded primary schools and a secondary school with sixth form college, whilst a university campus at Falmouth is some twelve miles away.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Half glazed door to

#### ENTRANCE PORCH

With windows to the front and side aspects and a tiled floor. With door to

#### OPEN PLAN LIVING AREA

KITCHEN AREA 3.89M X 2.79M (12'9" X 9'2" )

A lovely light airy space, with a beautifully appointed grey and cream fitted kitchen comprising butcher's block effect worktops incorporating a stainless steel sink drainer and mixer tap with attractive tiled splashbacks. There are a mixture of base and drawer units under, wall units over, two large larder units, wine rack and downlighters. There is a stainless steel dual fuel Indesit double oven with five burner hob with a stainless steel chimney style Hotpoint hood over. Window to the front aspect, feature glass shelving with lights, built-in appliances include a dishwasher, fridge and freezer. Generous peninsula unit with cream composite worktop with storage under and leg room under for seating. Laminate oak flooring.

DINING AREA 4.29M X 2.90M (14'1" X 9'6" )

With sliding glazed patio doors leading out on to the decked area and laminate oak flooring.

LOUNGE 4.50M X 3.58M (14'9" X 11'9" )

A dual aspect room with super views out over the lower quarter of Helston and onwards to open countryside, attractive wood burner set on a slate hearth. Laminate oak flooring.

From the kitchen a glazed door leads back to

#### INNER HALLWAY

With an attractive wood turning staircase to the first floor and large glazed window to the rear aspect. With doors to

UTILITY ROOM 1.50M X 1.57M (4'11" X 5'2" )

With worktop incorporating a stainless steel sink drainer unit with mixer tap and tiled splashback. There is plumbing for a washing machine, storage cupboard, window to the front aspect and downlighter. The room houses the Bosch Worcester boiler.

#### W.C.

With close coupled W.C., wall mounted wash handbasin with tiled splashback, tiling to the floor, obscure window to the front aspect and downlighter.

BEDROOM THREE 3.28M X 2.90M (10'9" X 9'6" )

With wood effect laminate flooring and a window to the side aspect with a far reaching rural view over the top of other properties.

BEDROOM TWO 3.10M X 3.10M (10'2" X 10'2" )

With wood effect laminate flooring and a window to the front aspect enjoying a nice outlook. With concertina door to

#### EN SUITE

With walk-in tiled shower cubicle with electric shower over and glass door. There is a close coupled W.C., wall mounted wash handbasin with tiled splashback, tile effect vinyl flooring, obscure glazed window to the side aspect, electric towel rail, downlighters and extractor fan.

A turning wood staircase rises to the first floor.

#### FIRST FLOOR

MASTER SUITE 7.80M X 3.18M (25'7" X 10'5" )

With stripped wood flooring and thirteen storage cupboards with a mixture of shelving and clothes rails along with drawers, study/seating area There are three Velux windows to the rear aspect enjoying lovely views. Behind the bed head there is further access to the loft with additional storage. Door to

#### EN SUITE BATHROOM

With paneled bath with attractive mosaic style tiling, tiled splashback with shower over and glass screen, floor tiling, close coupled W.C. with hidden storage, Velux window, heated towel rail and extractor. The room is lit by a mixture of wall and downlighters.

#### OUTSIDE

To the front of the property there is a driveway, with parking for three vehicles, leading to a

GARAGE 3.68M X 2.59M MAX MEASUREMENTS (12'1" X 8'6" MAX MEASUREMENTS )

With up and over door.

## GARDENS

There is a paved area to the front of the property with gravelled seating area to the side enjoying a far reaching outlook over the lower quarter of Helston and onwards to open countryside. A gate leads back to a decked seating area with a south westerly aspect and offers good degrees of privacy. Steps lead down to a further garden with lawn and a useful 10' x 10' shed with power and light. There is a log store and raised bed with mature shrubs. Steps lead down to an orchard area with apple and pear trees.

## CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

## SERVICES

Mains water, electricity, gas and drainage

## DIRECTIONS

From Helston Town Hall, proceed down Church Street, turning left into Cross Street. Proceed along the street and down the hill. As you bear right there is a lane to the right in front of you. Take this lane and the property will be the first on the left hand side and identifiable by our For Sale board.

## VIEWING

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

## COUNCIL TAX BAND

Band C

## 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

4th April 2024

# MELYN-VOUNDER MILL LANE, HELSTON, CORNWALL, TR13 8HG PRICE GUIDE £385,000



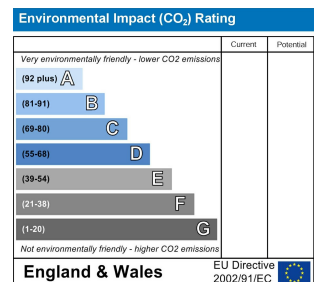
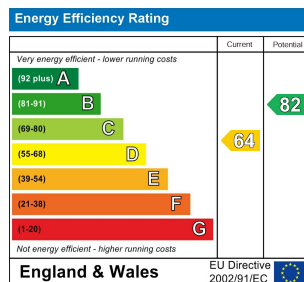
TOTAL FLOOR AREA: 1281 sq ft (119.0 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error. Information is provided for general guidance only. For more detailed information please contact the agent or the seller. All to their own responsibility and without liability for the agent.

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