

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a semi-detached, Grade II listed, two bedroom cottage of immense charm and character with parking in the market town of Helston.



Situated in the traditional heart of the Cornish market town of Helston, within the conservation area, is this two bedroom, semi-detached cottage of immense charm and character. The Grade II listed residence, which benefits from mains gas central heating, is well proportioned and enjoys views towards St. Michael's Church. To the outside and at the rear of the residence is a pleasant wall enclosed garden which would seem ideal for al fresco dining. With parking being at a premium at times in the area, purchasers will, we are sure, delight in the allocated parking space which is located close to the property.

In brief, the accommodation comprises, on the ground floor, an entrance area and an open plan lounge/kitchen/diner. On the first floor is a shower room and two bedrooms.

Helston itself is a bustling market town that stands as a gateway to The Lizard Peninsula which is designated as an area of outstanding natural beauty with many beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctor surgeries, churches and also many clubs and societies. There are a number of well regarded primary schools, a comprehensive school with sixth form college and a leisure centre with indoor heated pool.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Step up and door to -

#### ENTRANCE AREA

With tiled floor, step up and door to -

LOUNGE/KITCHEN/DINER 7.01M X 4.11M NARROWING TO 3.20M (23' X 13'6" NARROWING TO 10'6" )

An open plan, dual aspect room with outlook to the front and French doors to the rear garden.

#### KITCHEN AREA

Comprising working top surfaces incorporating a ceramic, one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards with shelving over. There is an oven, electric hob with hood over and an integrated washing machine and fridge. There are partially tiled walls and a built-in cupboard houses the boiler.

#### STAIRS & LANDING

Stairs with wood bannister and glass balustrading ascend to the -

#### FIRST FLOOR LANDING

Doors to both bedrooms and door to -

#### SHOWER ROOM

Comprising a shower cubicle with both rain and flexible shower heads, a close coupled W.C. and a washbasin with cupboards under and mixer tap over. There is a heated towel rail.

BEDROOM ONE 3.43M X 3.51M NARROWING TO 2.74M (11'3" X 11'6" NARROWING TO 9' )

With outlook to the front.

BEDROOM TWO 2.51M X 2.13M PLUS RECESS (8'3" X 7' PLUS RECESS)

With outlook to the rear and towards St. Michael's Church.

#### OUTSIDE

To the rear of the property is a pleasant wall enclosed garden which would seem ideal for al fresco dining. Views can be enjoyed towards St. Michael's Church.

#### PARKING

The property has an allocated parking space.

#### AGENTS NOTE

We are advised that there is a vehicular right of way in favour of 11A Lady Street through the archway to the side to access the parking space.

#### AGENTS NOTE TWO

We are advised that there is a pedestrian right of way through the archway to the side of the property to access the rear garden.

#### AGENTS NOTE THREE

We are advised that the property is Grade II listed and is located within a conservation area.

## SERVICES

Mains electricity, water, gas and drainage.

## VIEWING

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

## DIRECTIONS

From our office proceed down Coinagehall Street and opposite the Blue Anchor Public House, take the turning on the right. Proceed down the hill, bearing left and the property will be found a short distance on the right hand side.

## COUNCIL TAX BAND

Council Tax Band B.

## MOBILE AND BROADBAND COVERAGE

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

## ANTI-MONEY LAUNDERING

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

## PROOF OF FINANCE - PURCHASERS

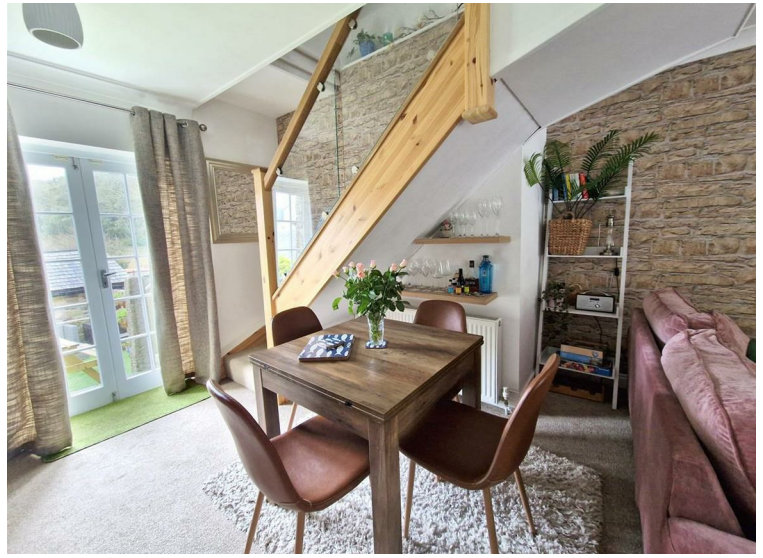
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

## DATE DETAILS PREPARED.

8th April, 2024.

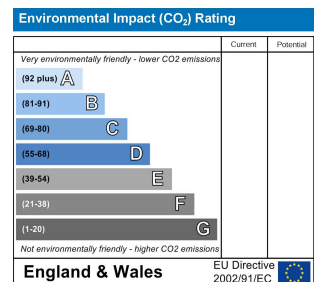
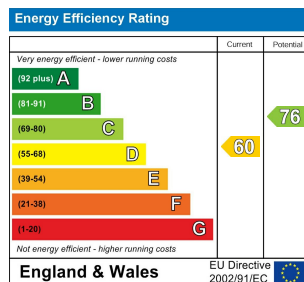
**11A LADY STREET, HELSTON, CORNWALL,  
TR13 8NA  
PRICE GUIDE £249,950**

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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)