

# CHRISTOPHERS

ESTATE AGENTS



An attractive double fronted three bedroom character cottage situated moments from the town and its amenities.





'Tinkers Cottage' is an appealing local stone period cottage, situated in the popular Goldophin Road and is well placed for access to local schooling, shops and facilities.

With an array of period features the cottage is full of charm and character, including 'Minton' style period tiled flooring in the hallway, an impressive stone fireplace and wood burning stove in the lounge and an attractive decorative fireplace in the dining room.

There is a well appointed modern fitted kitchen, a spacious fitted bathroom and a versatile breakfast room that could equally be used as a snug or study area.

Outside there are pleasant lawned gardens to both the front and rear, which enjoy a sunny outlook. These are complemented by a sheltered patio area to the rear - ideal for family barbecues and relaxing in warmer months. The cottage benefits from double glazing and gas fired central heating

The accommodation comprises an entrance hallway, dining room, lounge, breakfast room, kitchen and a bathroom on the ground floor whilst there are three bedrooms on the first floor.

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)

##### PART GLAZED DOOR WITH COLOURED GLASS TO

##### ENTRANCE PORCH

Triple aspect space with vaulted ceiling, tiling to the floor and an array of windows with attractive coloured glass. Internal UPVC door with coloured glass panel to

##### HALLWAY 4.80M IN LENGTH (15'9" IN LENGTH)

With original 'Minton style' period tiled flooring, recessed storage space with coat hanging rail, electric consumer unit, spotlighting arrangement, stairs to the first floor and doors to dining room, breakfast room and

##### LOUNGE 3.99M X 3.53M (PLUS ALCOVE AREA) (13'1" X 11'7" (PLUS ALCOVE AREA))

Boasting an impressive fireplace with a local stone surround and mantle housing a cast iron woodburning stove set atop a slate hearth and providing a fitting focal point to the room. There is a window seat beneath a window to the front aspect, a recessed alcove area and wood effect flooring.

##### DINING ROOM 3.30M X 2.92M (10'10" X 9'7")

With a decorative fireplace with a slate hearth, wooden mantle and surround, a picture rail and a double glazed window to the front aspect.

##### BREAKFAST ROOM/SNUG 2.57M X 1.83M (8'5" X 6')

A versatile space with a built-in window seat, part panelled wall and an opening to

##### KITCHEN 4.45M X 3.66M (14'7" X 12')

Nicely appointed, comprising a modern fitted kitchen with working surfaces incorporating a sink unit with drainer and Swans' neck mixer tap over, electric hob with hood over and an array of cupboards and drawers under and wall cupboards over. There is an integrated electric oven, whilst spaces are provided for an upright fridge freezer and washing machine. There is a wall mounted Worcester gas fired boiler, vinyl flooring, spotlighting arrangement, windows and a service door to the rear courtyard area. Door to

##### BATHROOM 2.39M X 2.36M (7'10" X 7'9")

Generously sized with a suite comprising a paneled bath with tiled surround, a low-level w.c, a pedestal wash handbasin with tiled splashback and a shower cubicle with sliding doors housing a thermostatic shower with easy clean surfaces. There is an Airtech extraction unit, an airing cupboard covered with slatted shelving and an obscure glazed window to the rear aspect.

A staircase rises past a window to the rear garden and turns up to the first floor.

##### FIRST FLOOR LANDING

With a positive pressure ventilation system (PPV), a loft hatch to the roof space, a recessed bookcase, an attractive balustrade and doors to all three bedrooms

##### BEDROOM ONE 3.71M X 2.87M (12'2" X 9'5")

A light and airy double bedroom with twin windows to the front aspect.

##### BEDROOM TWO 3.38M X 3.15M (11'1" X 10'4")

Double bedroom with window to front aspect.

##### BEDROOM THREE 2.79M X 1.83M (PLUS RECESS AREA) (9'2" X 6' (PLUS RECESS AREA))

With useful alcove storage area with shelving and hanging rail, window seat beneath window to rear aspect

##### OUTSIDE

Granite pillars and gate lead into the front garden which is largely laid to lawn and is neatly enclosed by a low stone wall and bordered by shrubs and plants. A pathway leads up to the front door.

To the rear is a terraced garden which incorporates a sheltered and enclosed patio area which would seem well suited for family barbecues and relaxing outside. Enjoying a sunny outlook, steps lead up to the raised lawn with established plants and shrubs at the borders. The garden is nicely enclosed, has an outside tap and a gate to the rear pedestrian path providing access to

##### GARDEN STORE 2.95M X 1.68M (9'8" X 5'6")

With double glazed window to front.

There is an area adjacent to this that we are advised is owned by the property and could be adapted to provide further storage.

#### AGENTS NOTE

We are advised that the property benefits from a pedestrian right of way along the pathway that runs behind the rear garden of the property. We are further advised that the pathway has a pedestrian right of way over it in favour of the neighbouring property (60 Godolphin Road).

#### 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 Helston town centre proceed up Wendron Street and along Godolphin Road and where the one way system ends proceed passed Station Road. Continue a short distance and the property can be found on the left hand side and will be identifiable by our For Sale board.

#### COUNCIL TAX BAND

Band C

#### 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 REGULATIONS - PURCHASER

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

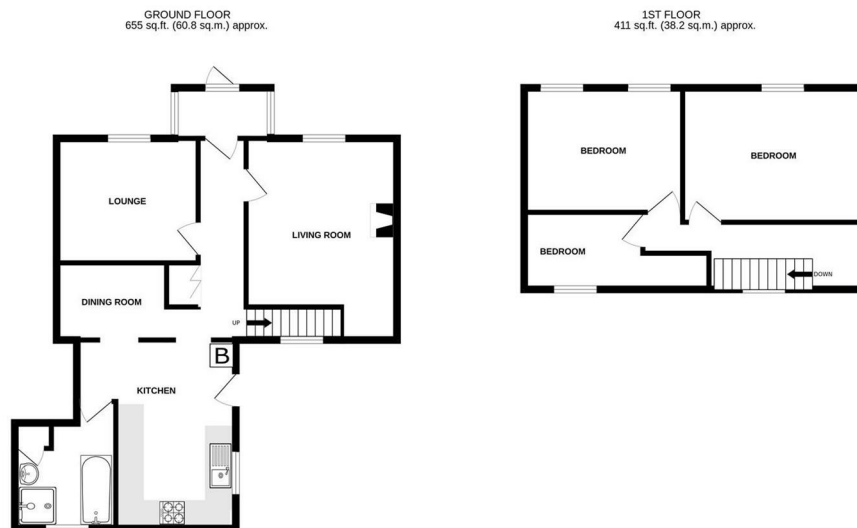
#### PROOF OF FUNDS - PURCHASERS

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

25th April 2024

# 62 GODOLPHIN ROAD, HELSTON, CORNWALL, TR13 8QJ PRICE GUIDE £265,000

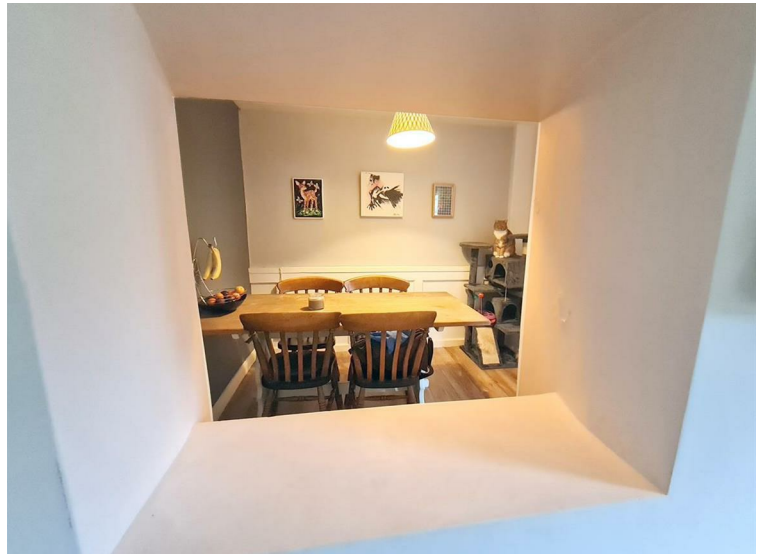


TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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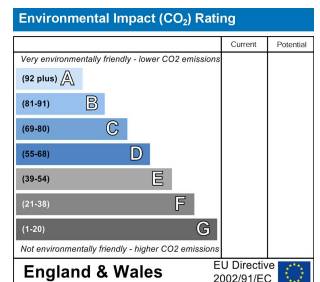
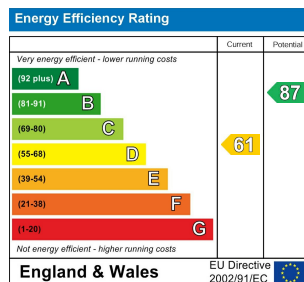


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