



## Legion Cottage 5 Wells Lane, Helston, TR13 8TQ

£235,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

# Legion Cottage 5 Wells Lane

- DETACHED CHARACTER COTTAGE
- TWO BEDROOMS
- IN NEED OF SOME UPDATING
- GENEROUSLY SIZED GARDENS
- CLOSE TO TOWN CENTRE
- COUNCIL TAX BAND B
- FREEHOLD
- EPC - E41

Although in need of updating to realise its full potential this charming two bedroom, detached cottage is in a lovely tucked away position close to the town centre of Helston. A real feature of this property are the generously sized gardens.

In brief the accommodation provides on the ground floor a kitchen/diner, lounge with views out on to the garden, whilst on the first floor there are two bedrooms and a bathroom.

Helston is regarded as the gateway to the Lizard Peninsula with its stunning feature coves, beaches and clifftop walks. The bustling market town provides facilities which include national stores, cinema, health centres, restaurants and there is a leisure centre with indoor heated pool.

## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to entrance area. Opening on to the kitchen/breakfast room.







**KITCHEN/BREAKFAST ROOM 12'9" x 9'0" (3.89m x 2.75m )**

Fitted kitchen with worktops that incorporate a one and a half bowl stainless steel sink drainer, plumbing for washing machine and space for cooker and fridge. There is a storage cupboard with shelves and further understairs storage area, door to lounge.

**LOUNGE 16'2" x 13'4" narrowing to 10'1" (4.94m x 4.08m narrowing to 3.09m )**

With large windows overlooking the garden and fireplace set on a tiled hearth and stone surround.

There is a door with stairs rising to the first floor landing

**FIRST FLOOR LANDING**

With loft hatch to the roof space and doors to all other rooms.

**BEDROOM ONE 13'3" x 9'9" (4.04m x 2.98m )**

With window to the front aspect overlooking the garden.

**BEDROOM TWO 12'11" x 7'0" (3.94m x 2.15m )**

With window to the front aspect and two built-in cupboards, one which houses the immersion heater.

**BATHROOM**

Comprising panelled bath with tiled splashback with electric shower over, electric downflow heater, glass shower screen, wash handbasin, dual flush W.C. and a window to the side aspect.

## OUTSIDE

Approached via 5 Wells Lane, there is an entrance area and, with the necessary planning and consents, could become a parking area. The area leads to the generous garden which is enclosed by a number of walls with large lawn area and flower beds. From many points in the garden, a good degree of privacy can be enjoyed.

## SERVICES

Mains water, electricity and drainage.

## AGENTS NOTE ONE

The steps to the rear of the property, which leads to the flats, will be fenced off.

## AGENTS NOTE TWO

If one drives to the property through Five Wells lane, please be aware of the entrance width and that your vehicle will fit.

## AGENTS NOTE 3

We are advised there is an area at the bottom of the garden that is a right of way to a neighbouring property

## 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, walk down the hill to the Town Hall, turn right into Church Street and proceed to the bottom of the hill where you will see an entrance on the left hand side into Five Wells Lane. Proceed along Five Wells Lane and after a short distance, just before the garages, there is a turning up to the right where the property will be found. What3words-kindest.parading.twitching

#### **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.

#### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -  
<https://checker.ofcom.org.uk/>

#### **ANTI-MONEY LAUNDERING**

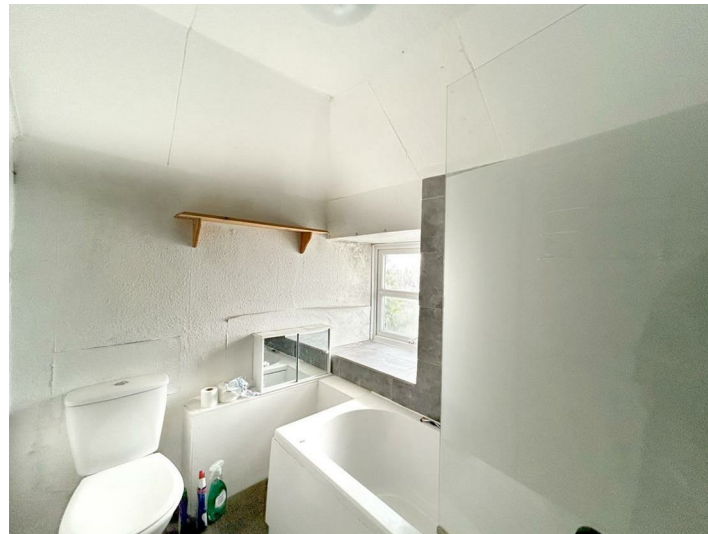
We are required by law to ask all purchasers for verified ID prior to instructing a sale

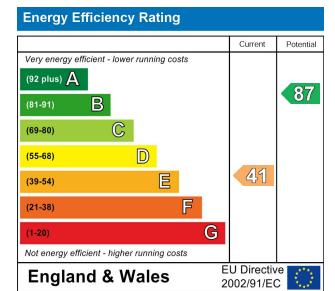
#### **PROOF OF FINANCE - PURCHASERS**

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**

17th March, 2025.





These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens, as well as fences and other details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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