



Glen Cottage Lowertown, TR13 0BZ

£465,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Glen Cottage

- DETACHED COTTAGE
- THREE BEDROOMS
- PRESENTED IN GOOD ORDER
- FAR REACHING RURAL OUTLOOK
- ADDITIONAL SMALL MEADOW
- DETACHED GARAGE & PARKING FOR SEVERAL VEHICLES
- SUMMER HOUSE
- FREEHOLD
- COUNCIL TAX BAND C
- EPC - E45

A gorgeous three bedroom, detached cottage in the super rural hamlet of Lowertown. Presented in good order, both internally and externally, and full of character and period features, cradled by a beautiful mature cottage garden. The property has a far reaching rural outlook over the valley and enjoys the added bonus of a small meadow over the road.

The accommodation, in brief, provides a lovely main reception area with lounge and dining area, offering great views. There is a lovely country kitchen, coat and boot area and W.C. On the first floor there are three bedrooms, the two front rooms enjoying the super rural outlook and a well appointed shower room. The property benefits from two driveways with parking and a detached garage.

Lowertown is an extremely popular residential area situated on the western edge of Helston. Set in a lovely wooded valley the hamlet and surrounding area has a number of footpaths to explore, together with the River Cober running through the valley.

The market town of Helston is a short distance away with extensive amenities which include national stores, cinema, shops, public houses and sports centre with indoor swimming pool. There are many well regarded primary schools and a secondary school, with sixth form college, available locally. A university campus can be found in the port town of Falmouth which is some twelve miles away. A mainland railway station is situated approximately ten miles away in Redruth as is the A30, the main arterial road into Cornwall.

Helston is the gateway to the The Lizard Peninsula, an area of outstanding natural beauty with many beaches, coves, areas of moorland and beautiful walks including the south west coastal footpath.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Part glazed door to entrance area/sun room.

SUN ROOM

Being triple aspect and a lovely place to sit and enjoy the far reaching rural views over the top of the meadow. The room has stone tiling to the floor and a stable door leads to the lounge/dining room.

LOUNGE/DINING ROOM 25'0" x 11'0" (7.64m x 3.36m)

Separated into two distinctive areas with a lounge with a fireplace with stone hearth surround (not tested), raised stone shelf for tv. Window to the front aspect, again enjoying the super outlook, beamed ceiling and feature pendant light.

The dining area also has beamed ceilings and a window to the front aspect enjoying the views. Stable style door to kitchen.

KITCHEN 16'0" x 8'6" max measurements (4.89m x 2.61m max measurements)

A lovely cream country style kitchen with butcher's block effect worktops that incorporate a stainless steel sink drainer with tiled splashbacks. There are a mix of base and drawer units under with wall units over, a space is provided for a cooker with hood over, wall to ceiling pantry cupboard, beamed ceilings, two windows to the rear aspect and tile effect vinyl flooring. With glazed door to rear porch/boot and coat hanging area.

REAR PORCH

With boot and coat hanging area. With tile effect flooring and door out on to the garden. With further door to cloakroom.

CLOAKROOM

With close coupled W.C., pedestal wash handbasin with shelf over and windows to both side and rear aspects.

From the lounge/dining area stairs rise to the first floor landing.

FIRST FLOOR LANDING

With doors to all other rooms.

BEDROOM ONE 11'8" x 12'5" (3.56m x 3.81m)

A lovely bedroom with built-in wardrobes, one of which incorporates a dressing area, wash handbasin with shelf and light over and a window to the front aspect enjoying a quite lovely rural outlook over the meadow onwards to rolling countryside.

BEDROOM TWO 11'9" x 9'6" (3.60m x 2.90m)

With wash handbasin, window to the front aspect and again enjoying the views, built-in wardrobes. Loft hatch to roof space.

BEDROOM THREE 9'8" x 8'3" plus alcove (2.96m x 2.53m plus alcove)

With wash handbasin, built-in wardrobe and windows to both the rear and side aspect overlooking the gardens.

SHOWER ROOM

Well appointed with a generous glazed walk-in shower cubicle with easyclean splashback, pedestal wash handbasin, airing cupboard, feature shelving, part tiling to the walls, window to the rear aspect and anti slip stone effect flooring.

W.C.

With close coupled W.C., part tiling to the walls and obscure window to the rear aspect.

OUTSIDE

There is a driveway with parking that leads to the detached garage.

DETACHED GARAGE 20'4" x 11'6" (6.2m x 3.53m)

With concertina wooden doors, power, light, window to the rear aspect, along with a further service door.

Driveway, with further parking and gates that lead to the rear of the property.

BOILER ROOM/WORKSHOP 16'10" x 6'11" (5.14m x 2.12m)

A very useful space which houses the Grant oil boiler and plumbing for washing machine. Sink drainer unit, power and light. Lean-to pitch ceiling and two windows to the side aspect.

GARDENS

The cottage gardens run predominantly to the side of the property with many beds housing mature plants, trees and specimen shrubs. There are pretty stone hedgerows at the borders, lawn areas and, from many points in the garden, one looks across the meadow onwards to lovely rural rolling countryside. There is a summer house enjoying the views. A lovely space to sit and watch country life.

From the front of the cottage one crosses the quiet country lane to a field gate to enter a small meadow included with the property. The meadow gently slopes and enjoying wonderful views over open countryside with trees and nature at its border and views back to the western edge of the market town of Helston.

SERVICES

Mains water, electricity and private drainage. Oil fired central heating.

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. At the Turnpike Roundabouts turn left signposted Redruth and follow this road passing the school playing field on your left hand side and go straight across the small mini roundabout. At the next larger roundabout turn left signposted Lowertown follow this road down into the hamlet of Lowertown, over the bridge, up the other side rising up the hill. Take the turning on the left and the property will be found after a short distance on the right hand side and identifiable by our For Sale board.

COUNCIL TAX

Council Tax Band C.

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

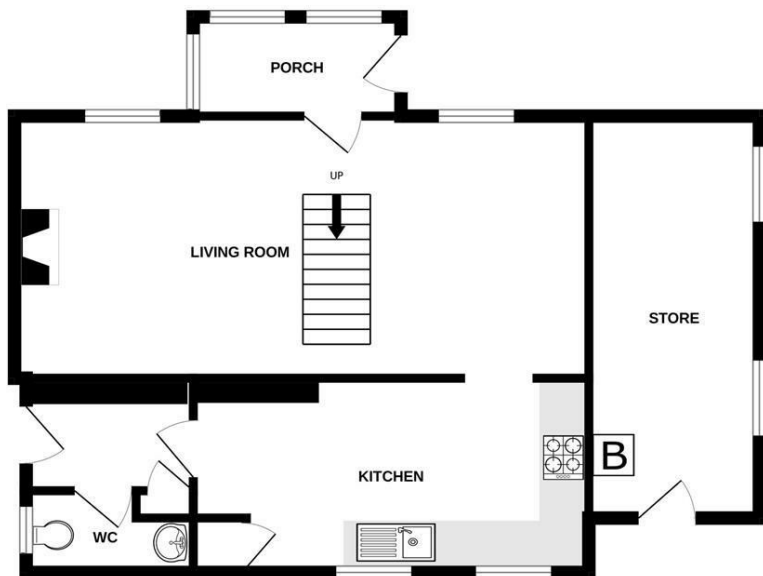
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

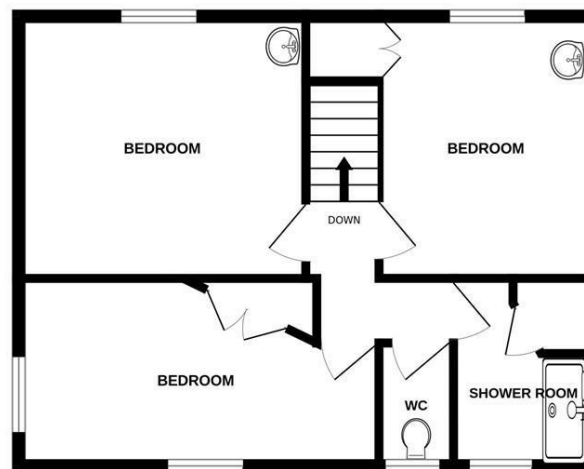
18th March, 2025.



GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.



2ND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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