



**Gray Stones Hillcrest, Helston, TR13 8UW**

**£295,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# Gray Stones Hillcrest

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- REQUIRES SOME UPDATING
- GARDENS
- GARAGE & PARKING SPACE
- COUNCIL TAX BAND C
- FREEHOLD
- EPC - D61

An opportunity to purchase a three bedroom, semi-detached house with parking and garage in the Cornish market town of Helston.

Situated close to Helston Community College, is this well proportioned, three bedroom semi-detached house. The residence, which benefits from mains gas central heating and double glazing, requires updating and offers great potential to prospective purchasers. The outside space is a real feature of the property with gardens cradling the residence comprising lawn areas, well established plants and shrubs and a garage with parking space to the front of it.

In brief, the accommodation comprises, on the ground floor an entrance area, hall, lounge, dining room, shower room, kitchen and side porch. On the first floor is a bathroom and three 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, one of which, along with the comprehensive school with sixth form college, is just a short walk away. Also within walking distance is a leisure centre with indoor heated pool.

## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to entrance area.









#### **ENTRANCE AREA**

With built-in shelving and opening to hall.

#### **HALL**

With stairs to the first floor, door to the dining room and door to lounge.

#### **LOUNGE 13'6" x 13' plus bay window area (4.11m x 3.96m plus bay window area )**

With feature fireplace with hearth, surround and mantel over housing a gas fire. There is a bay window to the front and the room has a picture rail,

#### **DINING ROOM 17'3" x 10' narrowing to 6' plus door recess (5.26m x 3.05m narrowing to 1.83m plus door recess )**

With built-in cupboards, windows and door to the rear garden, picture rail, door to the kitchen and door to the shower room.

#### **SHOWER ROOM**

Comprising a low level W.C., wall mounted washbasin and a shower cubicle with electric shower. There are partially tiled walls and a frosted window to the rear.

#### **KITCHEN 11' x 7'6" max measurements (3.35m x 2.29m max measurements )**

A dual aspect room with outlook to the garden and to the side porch. The kitchen comprises working top surfaces incorporating a double sink unit with mixer tap over, cupboards and drawers under and wall cupboards over. There is space for a gas oven, space for fridge and the room has built-in cupboards with one cupboard acting as an airing cupboard with water tank and immersion heater. Door to side porch.

#### **SIDE PORCH 6'9" x 4' (2.06m x 1.22m)**

A triple aspect room with a tiled floor and space for a washing machine. Door to the outside.

#### **STAIRS & LANDING**

With access to the loft, doors to all bedroom and door to bathroom.

#### **BATHROOM**

A suite comprising a bath with mixer tap over, washbasin with surround, cupboards under and mixer tap over, close coupled W.C. There is a frosted window to the rear and the room has partially tiled walls.



**BEDROOM ONE 11'6" x 11'3" plus door recess & bay window (3.51m x 3.43m plus door recess & bay window )**

With a bay window to the front which enjoys an outlook over the town and distant sea glimpses. The room has a picture rail, built-in wardrobes, one of which houses the boiler.

**BEDROOM TWO 11'3" x 10'9" (3.43m x 3.28m )**

A dual aspect room with built-in wardrobes.

**BEDROOM THREE 10'3" x 8' (3.12m x 2.44m )**

With an outlook to the front similar to bedroom one.

#### **OUTSIDE**

The outside space is a real feature of the property with gardens cradling the residence and boasting well established plants and shrubs and hard landscaped low maintenance areas. To the rear of the garden is a garage.

#### **GARAGE**

With power and light. To the front of the garage is a parking space.

#### **AGENTS NOTE**

Purchasers should check the suitability of the driveway and garage for their own vehicle.

#### **SERVICES**

Mains electricity, water, drainage and gas.

#### **DIRECTIONS**

From our office in Wendron Street, proceed up the hill and onto Godolphin Road. When you get to the Station Road turning on your left hand side, turn on to this road and past the turning for Hillcrest on your left hand side. You will eventually arrive at a mini roundabout, then take the first exit and turn immediately left and the property will be found on the left hand side.

#### **VIEWING**

To view this property, or any other property we are offering, please call the number on the reverse of these details,

#### **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/>







#### **COUNCIL TAX**

Council Tax Band C.

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

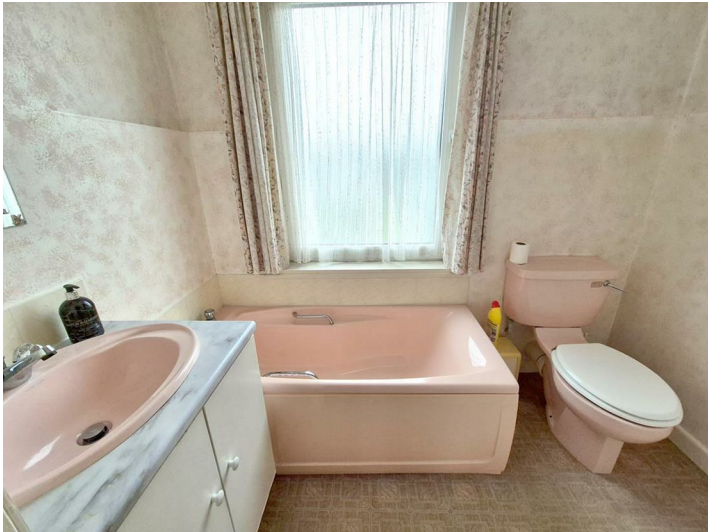
We are required by law to ask all purchasers for verified ID prior to instructing a sale

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

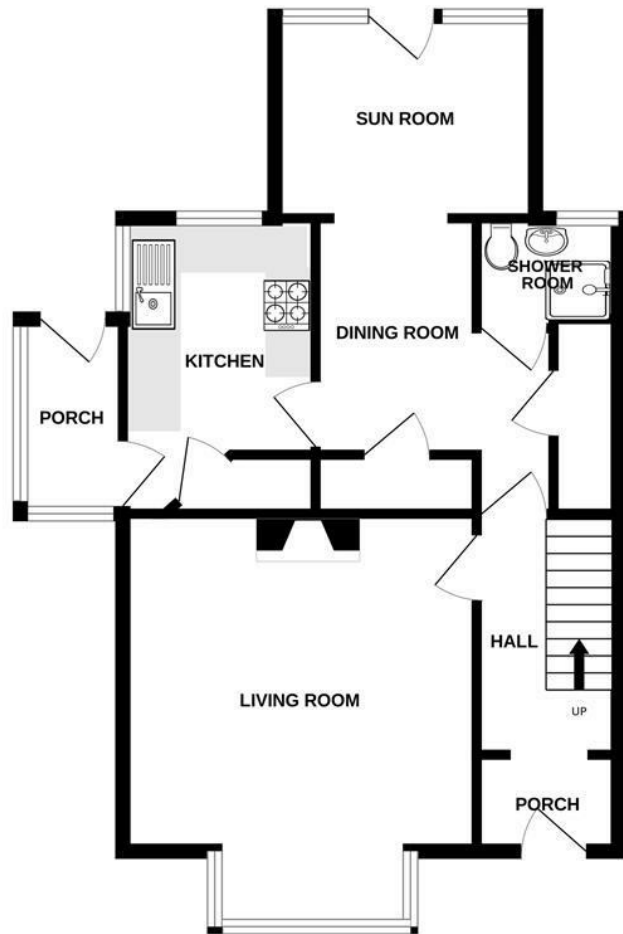
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED**

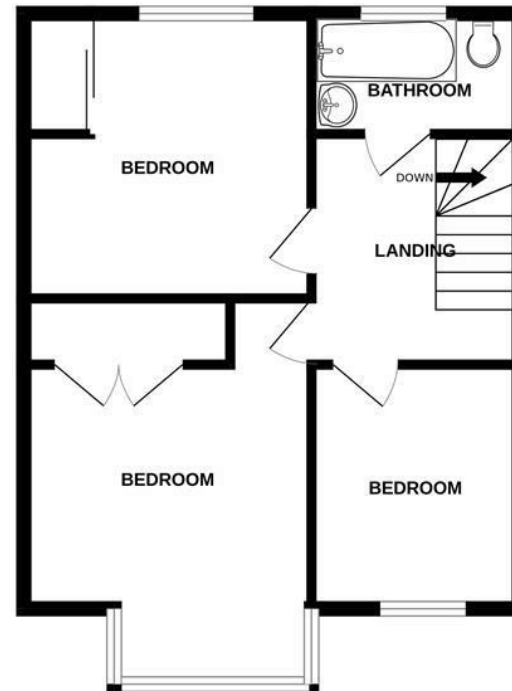
29th April, 2025.



GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.1 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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 a property or any other figures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lesser 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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