



**3 Greenhill Terrace, Helston, TR12 6BS**

**£250,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 3 Greenhill Terrace

- TWO BEDROOM SEMI DETACHED PROPERTY
- LOCAL BUYER RESTRICTION (SEE AGENTS NOTE)
- LOVELY WRAP AROUND GARDENS
- NICELY FITTED KITCHEN/DINER
- GOOD SIZED WET ROOM STYLE BATHROOM
- OUTBUILDINGS
- COUNCIL TAX A
- EPC TO BE CONFIRMED
- FREEHOLD

An opportunity to purchase a nicely presented two bedroom semi detached property, situated in a super village in a lovely rural location on The Lizard Peninsula. The property offers generous accommodation as we are advised it was originally a three bedroom property.

A real feature is its lovely wrap around gardens enjoying views over miles of rolling Cornish countryside to the rear. The accommodation in brief provides a porch, hallway, lounge, well appointed fitted kitchen/diner. On the first floor there two generous bedrooms, the rear of which enjoys the fabulous rural views and a good sized wet room style bathroom.

St Martin is a lovely rural village with a church and has a strong community feel. It is close to the magnificent sailing waters of the Helford River. Primary schooling is available in the neighbouring villages of Manaccan and Garras, with comprehensive schooling being available in the coastal village of Mullion. Close by is Gear Farm, with its amazing pasties and vegetable stall. Lovely walks are also available nearby to Tremayne Quay and Frenchman's Creek made famous by Daphne-de Maurier's novel.

The bustling market town of Helston is approximately 8 miles away and has a comprehensive range of facilities with national stores, health centres and leisure centre with indoor swimming pool. A further 10 miles from Helston there is the mainline railway station of Redruth with regular services to London Paddington. Newquay Airport is some 40 miles away with regular flights to London Gatwick and other European destinations. A university campus is available in the port of Falmouth and Truro is some 25 miles away which is Cornwall's capital and has extensive amenities.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO THE ENTRANCE HALLWAY









#### **ENTRANCE HALLWAY**

Windows to the front aspect with shutters. Tiling to the floor and space to hang coats, glass panelled door to entrance hallway with stairs rising to the first floor and a door to the lounge,

#### **LOUNGE 13'1" x 9'11" (4 x 3.04)**

A pleasant space with windows to the front aspect with shutters and wood effect laminate flooring.

#### **KITCHEN/DINER 18'5" x 9'6" (5.63 x 2.91)**

A lovely space with a modern blue fitted kitchen comprising butcher's block style worktops incorporating a induction hob and a one and a half bowl sink drainer with mixer tap and attractive tiled splash backs. There are a mix of base and drawer units under, wall units over, large pantry style unit with sliding drawers. Built in appliances include a dishwasher, microwave and fan oven and a window to the rear aspect overlooking the garden and onwards to open countryside. Two further windows towards the dining end of the room and an alcove space for a washing machine and dryer and space for an American style fridge/freezer. Opening to the rear porch area and glazed door out onto the garden and the room is lit by a series of down lighters.

From the hallway, the turning staircase rises to the first floor landing with a window to the side aspect on the half landing. With a doors to -

#### **BEDROOM ONE 15'7" x 8'9" (4.76 x 2.69)**

A generous room with two windows with shutters, to the front aspect overlooking the Parish Hall and onwards over open countryside towards Goonhilly and the Trelowarren Estate. There is a built-in wardrobe which is currently used as a small study area.

#### **BEDROOM TWO 10'9" x 12'1" (maximum measurements) (3.3 x 3.708 (maximum measurements))**

With laminate flooring and a window to the rear aspect with a shutter system that enjoys expansive far reaching rural views over miles of open countryside.

#### **BATHROOM 8'1" x 7'7" (2.48 x 2.33)**

A generous wet room style bathroom with shower area with attractive tile splash back having large drencher head and further wash head and shower curtain, panelled bath with mixer tap and mixer shower arrangement, and tiled splashbacks. Close coupled w.c., wash hand basin set into a vanity unit with storage under and water fall style tap over, shaver socket, anti slip flooring, extractor and a window to the rear aspect, again enjoying the fabulous country views.



## OUTSIDE

To the front of the property there is an area of ground, which the current owner has had the walls moved back to allow for two cars to park. Steps leads up to a gate and the front garden which is laid mainly to lawn and is bordered at the front by a mature hedge, giving good degrees of privacy. A further gate leads to the side and rear garden. This lovely wrap around garden has got lawned terraced areas and is enclosed by walls that offer good degrees of privacy. Towards the rear there is a nice patio seating area with further raised seating area that enjoys the fabulous views over miles of open countryside. There is a block built outbuilding, outside tap, outside electric point and a further outbuilding with power and light and houses the oil boiler.

## SERVICES

Mains water, electricity, oil fired central heating and there is a shared private drainage system.

## DIRECTIONS

As you enter the village of St Martin, you will see a number of semi detached properties on your right hand side and number three will be found in the second block.

## AGENTS NOTE

The property has a local area restriction which in essence means you will have had to have lived or worked in Cornwall for the last three years. Purchasers need to satisfy themselves that they meet this criteria.

## AGENTS NOTE TWO

We are advised the drainage system is shared between all six properties in the row.

## VIEWING

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

## COUNCIL TAX

Council Tax Band A

## 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.

15th May 2025









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease 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.





## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

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