



40 Hellis Wartha, Helston, TR13 8WE

£525,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

40 Hellis Wartha

- LARGE FOUR BEDROOM HOUSE
- GARAGE AND PARKING
- FANTASTIC LARGE GARDEN WITH PRODUCE AREA
- ATTRACTIVE RURAL VIEWS
- SPACIOUS DUAL ASPECT LOUNGE
- GENEROUS KITCHEN/DINING ROOM WITH ACCESS TO THE GARDEN
- FABULOUS MASTER BEDROOM SUITE
- FREEHOLD
- COUNCIL TAX BAND D
- EPC – C78

Positioned in the arguably the most sought-after part of this popular development, this remarkable four-bedroom detached home offers generous living spaces, a large and beautifully tended garden, and far-reaching rural views—perfect for modern family life and those who love to entertain.

From the moment you step into the striking entrance hall, you'll get a wonderful sense of space. Glazed oak double doors open into a large dual-aspect lounge, with a further set that connect to the dining area, creating a superb flow for both everyday living and special occasions. The kitchen/dining room is a standout feature—bright, spacious, and offering direct access to the garden along with an attractive outlook. A utility room and cloakroom complete the well-planned ground floor.

Upstairs, there are four generously sized bedrooms and a family bathroom. The master suite is especially noteworthy, with built-in wardrobes, two front-facing windows, and a large en-suite shower room. The remaining three bedrooms all enjoy a peaceful rear aspect, looking out over the garden and the countryside beyond.

Outside, the property truly excels. The rear garden is significantly larger than average and beautifully landscaped. There's a patio area ideal for summer barbecues, a level lawn with well-stocked borders, and a stunning produce garden that incorporates a rose garden and a charming summer house. Beyond this lies a nature garden.

To the front, there's a generous block-paved driveway providing ample parking and leading to the integral garage.

Lovingly maintained by the current owners since new, and ideally located close to the town and local amenities, this exceptional home offers space, style, and a superb setting that will be hard to beat.







LOCATION

This property enjoys a wonderful position in probably the most highly regarded part of this sought after development, it enjoys an exceptionally generous plot and lovely views, whilst also being conveniently located for town and local amenities such as schooling and supermarkets.

The market town of Helston is famed for its historic Flora Day celebrations on the 8th of May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Flora Dance and ushering in the Summer.

Helston and the surrounding nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many amenity areas including the boating lake and the beautiful National Trust Penrose Woods.

Helston is regarded as the gateway to the stunning Lizard Peninsula. The property is also within a ten minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a twenty to thirty minute drive.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

HALLWAY

A wonderfully spacious and welcoming hallway with a turning staircase rising to the first floor. A large cloak/storage cupboard and access to various rooms.

CLOAKROOM 7'4" x 3'2" (2.24m x 0.97m)

Tiled to half height. Low level w.c., wall mounted wash hand basin, radiator and obscured window to the side.

LOUNGE 18'3" x 15'2" (maximum measurement) (5.56m x 4.62m (maximum measurement))

A beautifully spacious dual aspect room with two windows to the front and a window to the side. Two sets of panel glazed oak double doors, one into the hallway and one to the dining area. Two radiators.

KITCHEN/DINING ROOM 25'2" x 11'9" (maximum, reducing to 8'7" minimum) (7.67m x 3.58m (maximum, reducing to 2.62m minimum))

A bright and spacious room with an attractive outlook across the garden to the countryside beyond. Perfect for families and those that love to entertain. A pair of glazed oak doors open from the dining area into the lounge, whilst a further set of double doors open on the garden, perfect for the Summer months.

KITCHEN AREA

Fitted with a comprehensive range of contemporary style base and wall units, including drawers and deep pan drawers with worktops over. With an one and a half bowl composite sink and drainer with mixer tap. An island unit provides for further storage and work surface space. Integrated appliances include an eye level Neff oven and grill, as well as a Neff microwave, an induction hob with filter and light above. Fridge/freezer and dishwasher, window to the rear, overlooking the garden. A door to the utility room and pedestrian access door to the garden. Open plan to the dining area.

DINING AREA

With two radiators and double doors connecting to the lounge and double patio doors to the rear garden.

UTILITY ROOM 8'5" x 6'3" (2.57m x 1.91m)

A practical room with tiled floor, base and wall units with work surfaces over. Stainless steel sink and drainer, space and plumbing for a washing machine and space and point for condenser tumble drier. A wall mounted Vaillant gas combi boiler and external door to the rear garden. There is an internal door to the garage.

FIRST FLOOR LANDING

With loft access, a radiator, airing cupboard and doors to various rooms.

MASTER BEDROOM 15'2" x 10'6" (4.62m x 3.20m)

A wonderful master bedroom suite, providing the perfect haven in which to relax and refresh at the end of a busy day. With two windows to the front, two radiators, generous built-in wardrobes and a door to the en-suite shower room.

EN-SUITE SHOWER ROOM 7'4" x 7'2" (2.24m x 2.18m)

A spacious en-suite with tiled cubicle, housing Mira Select domestic hot water shower, low level w.c., pedestal wash hand basin, a window to the front and ladder style radiator.

BEDROOM TWO 12'1" x 9'1" (3.68m x 2.77m)

With a window to the rear, overlooking the garden and offering far reaching rural views and a radiator.

BEDROOM THREE 9'2" (minimum) x 8'6" (2.79m (minimum) x 2.59m)

With a window to the rear, again overlooking the garden and offering attractive rural views and a radiator.

BEDROOM FOUR 9'3" x 6'3" (minimum measurements) (2.82m x 1.91m (minimum measurements))

With a window to the rear overlooking the garden and offering rural views and a radiator.

FAMILY BATHROOM 7'2" x 5'8" (2.18m x 1.73m)

With a suite comprising of a bath with tiled surround, including a feature mirror and inset LED light. With mixer tap and wall mounted shower attachment. A pedestal wash hand basin, low level w.c., ladder style radiator and a window to the side.

OUTSIDE

To the front of the property is a large area of attractive blocked paving, providing for off road parking and leading to the:

GARAGE 13'3" x 8'7" (4.04m x 2.62m)

With an up and over door, power and light. Currently utilised as the workshop area with an additional boarded area providing for further useful storage.

GARDENS

The garden is a real highlight, being much larger than would be expected. To the immediate rear of the property is a large patio area, perfect for Summer barbecues, with a useful tap, storage shed and pedestrian access gate to the side. Beyond this is a level lawn with well stocked borders, offering a variety of shrubs and flowers. An attractive Cornish stone wall partially divides this garden from the produce garden which lies beyond. The produce garden has been lovingly tended by the current owners and provides wonderful crops of vegetables and soft fruits for them each year. There is also an attractive and well stocked rose garden with this area, an orchard area and pretty pebbled paths. A lovely feature is the timber summer house, perfect for enjoying the garden on a cooler day. A pedestrian access gate leads from the produce garden to the nature garden, which is mainly laid to lawn, with some planted borders.





DIRECTIONS

From Helston town centre proceed up Wendron Street and along Godolphin Road. At the Turnpike roundabout turn right and follow this road passing Tesco on the left hand side and go straight on at the traffic lights. At the next roundabout turn left and at the next roundabout turn left again. Proceed along this road and take the first right hand turning into Hellis Wartha. Follow the road down until you reach a T-junction - the property will be seen almost opposite.

VIEWING

To view this property, or any other property we are offering for sale, 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 D

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.

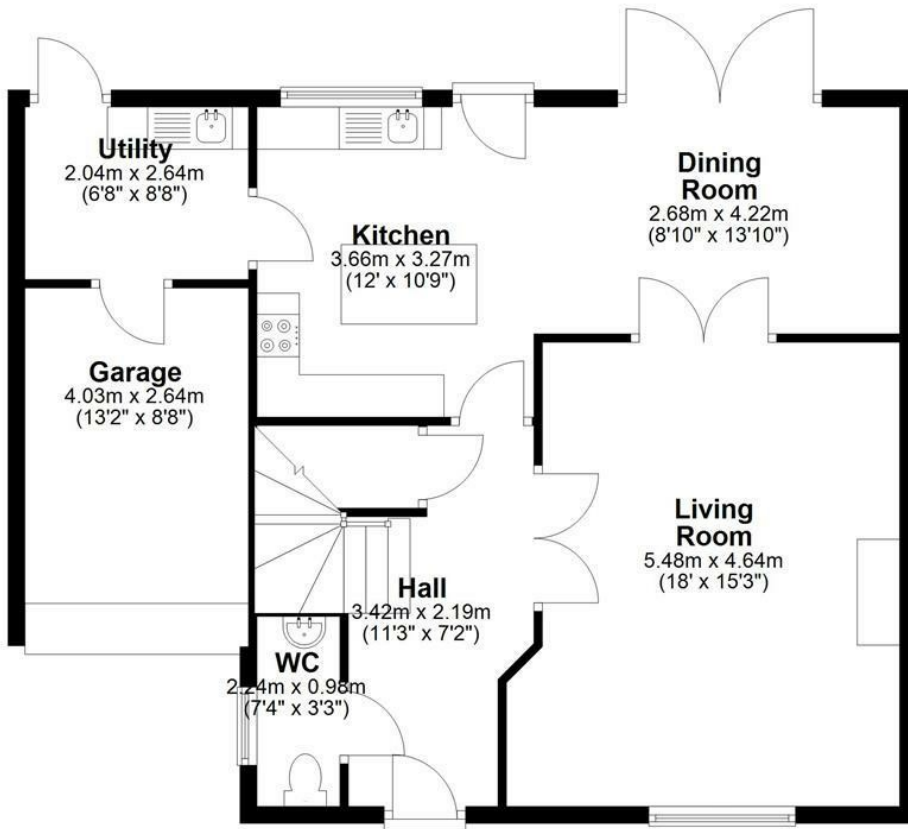
DATE DETAILS PREPARED.

14th May 2025



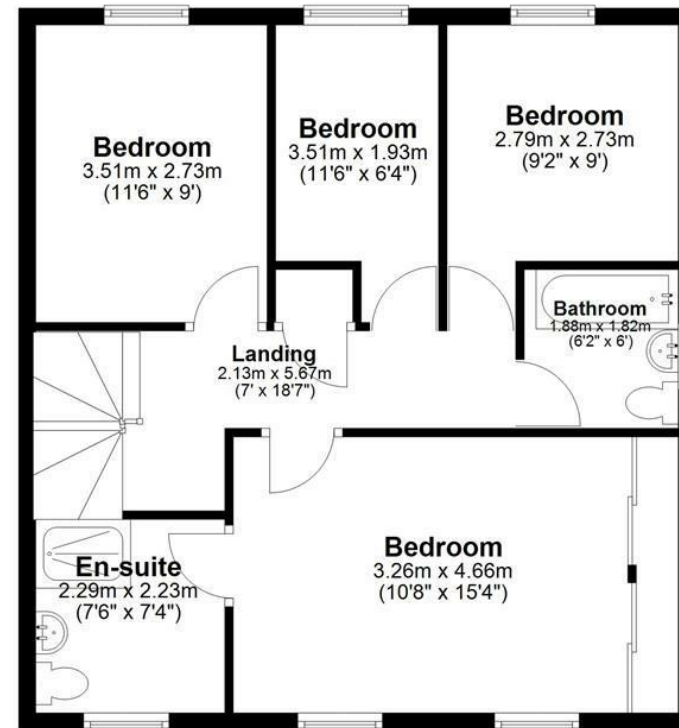
Ground Floor

Approx. 79.6 sq. metres (856.8 sq. feet)



First Floor

Approx. 61.7 sq. metres (663.7 sq. feet)



Total area: approx. 141.3 sq. metres (1520.6 sq. feet)

| 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 | |



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