



Bridge Farm Dairy St. Johns Road, Helston, TR13 8HW

£180,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Bridge Farm Dairy St. Johns Road

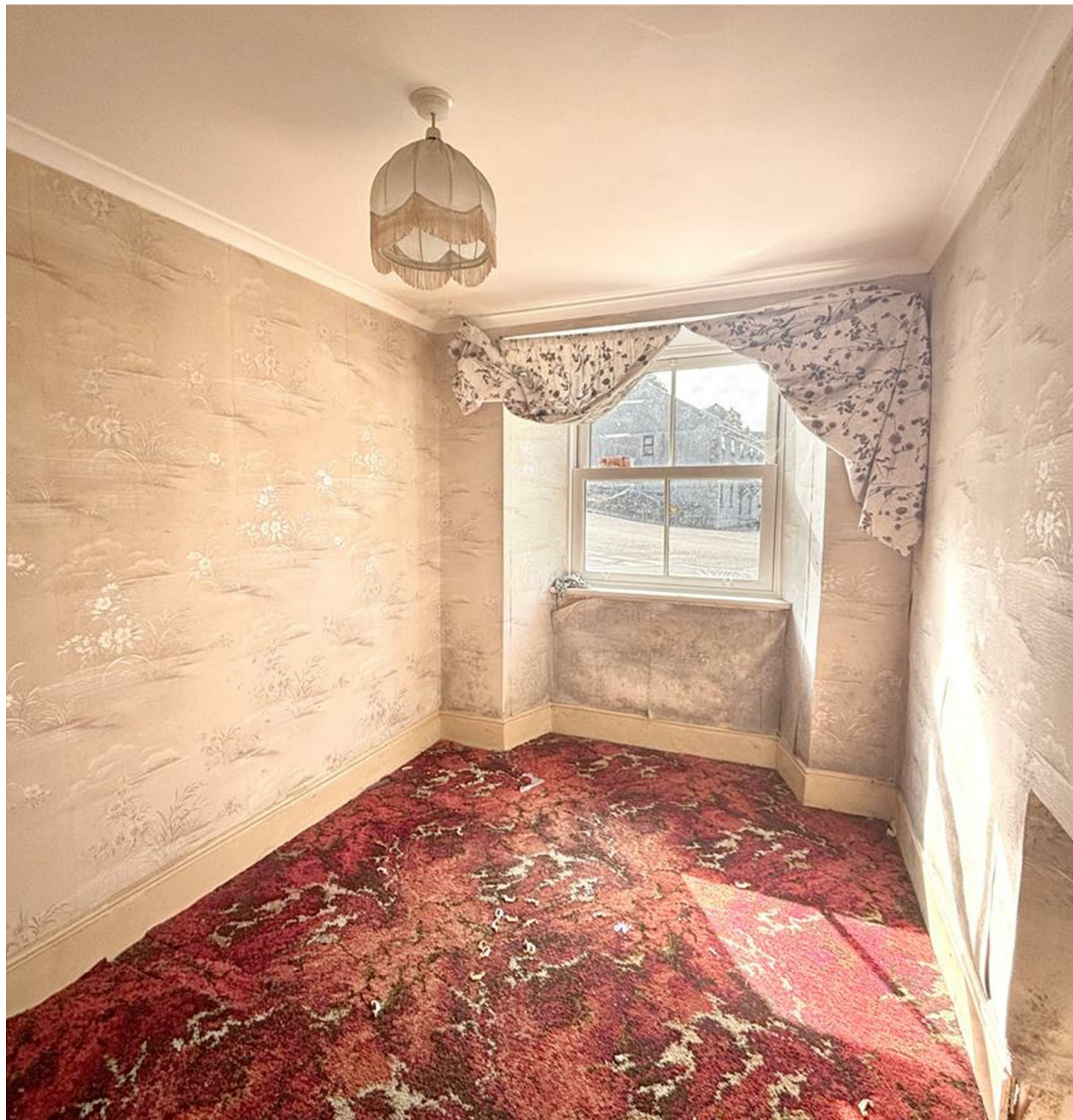
- HERITAGE PROPERTY IN NEED OF RESTORATION
- SITUATED AT THE HEART OF OLD HELSTON TOWN
- CLOSE TO THE COBER VALLEY AND TOWN CENTRE
- THREE BEDROOMS WITH TWO BEDROOMS BEING CONNECTED
- OFF ROAD PARKING
- EPC PENDING
- COUNCIL TAX BAND D
- SUITABLE FOR CASH BUYERS
- FREEHOLD

Tucked away in the historic part of old Helston Town, just moments from the scenic Cober Valley and its wooded riverside walks, this double-fronted heritage property offers a rare opportunity to restore and re-imagine a character home and is perfectly suited to cash buyers. With off-road parking to the side, the property is now in need of comprehensive updating throughout, making it ideally suited to those seeking a rewarding project.

Stepping inside, the home is accessed via a spacious hallway with an attractive tiled floor. To the front of the property are two reception rooms, towards the rear is a breakfast room which, while previously used by the last occupant as a kitchen, is not currently fitted. Adjoining this space is a scullery, a store room - ideal for conversion into a utility area - and a potential walk-in pantry, offering scope for future redesign.

Upstairs, a lovely galleried landing leads to three bedrooms, one of which is accessed via the master bedroom, a family bathroom completes the first-floor accommodation.

The location is super, just a short stroll from the boating lake, community spaces, and the Penrose Estate (owned by the National Trust), where beautiful lakeside and woodland walks lead all the way to the coast. The vibrant town centre of Helston is also just a gentle walk up the hill. This is a unique opportunity to create a beautiful home.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to hallway.

HALLWAY

With decorative tiled floor and doors to various rooms.

SITTING ROOM 11'1" x 6'7" (3.38m x 2.01m)

With window to front and night storage heater.

LOUNGE 10'1" x 10'1" (3.07m x 3.07m)

With window to front, tiled fireplace (currently disused), night storage heater.

BREAKFAST ROOM 12'8" x 6'8" (3.86m x 2.03m)

Used by the previous occupant as a kitchen but not currently fitted as such. This room offers the potential to create a kitchen. With window to rear with window seat, night storage heater, stairs to first floor and door to rear scullery.

REAR SCULLERY 8'8" x 6'4" max reducing to 3'6" minimum (2.64m x 1.93m max reducing to 1.07m minimum)

With understairs storage cupboard and external door to side. Butler style sink. This room would be an ideal boot room.

STORE ROOM 10'3" x 4'8" (3.12m x 1.42m)

With window to side. Power and light connected. This room offers potential to create a useful utility area. With door to pantry.

PANTRY 4'8" x 4'4" (1.42m x 1.32m)

With window to side with slate sill. Power connected.

FIRST FLOOR

GALLERIED LANDING

With night storage heater and doors to various rooms.

BEDROOM ONE 12' x 9'8" (3.66m x 2.95m)

With window to front and connecting door to bedroom two.

BEDROOM TWO 10'1" x 9'7" (3.07m x 2.92m)

With window to front.

BEDROOM THREE 12'9" x 7'3" (3.89m x 2.21m)

With window to rear.

BATHROOM 10'2" x 4'5" (3.10m x 1.35m)

With bath with electric shower over, pedestal wash handbasin, low level W.C., window to side. Wall mounted electric heater and airing cupboard.

OUTSIDE

To the side of the property is a gravelled parking area.

AGENTS NOTE ONE

Our client is a solicitor acting as Power of Attorney for the owner and has no personal knowledge of the property. The owner is unable to answer any questions therefore buyers must rely on their own enquiries.

AGENTS NOTE TWO

We would suggest that the property is suitable for cash purchasers.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX BAND

Council tax D.

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/>

VIEWING

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

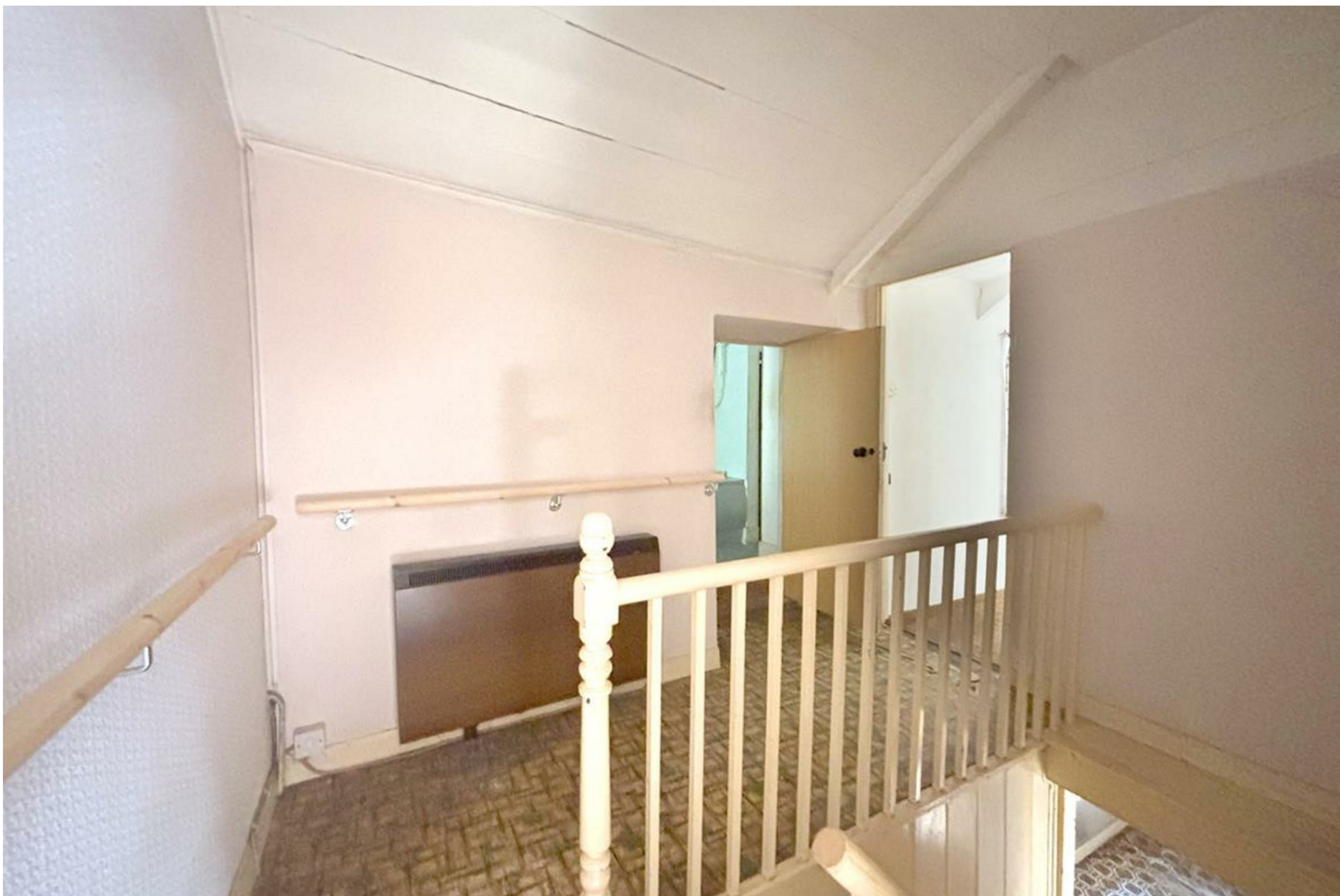
DATE DETAILS PREPARED.

17th June, 2025.

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.

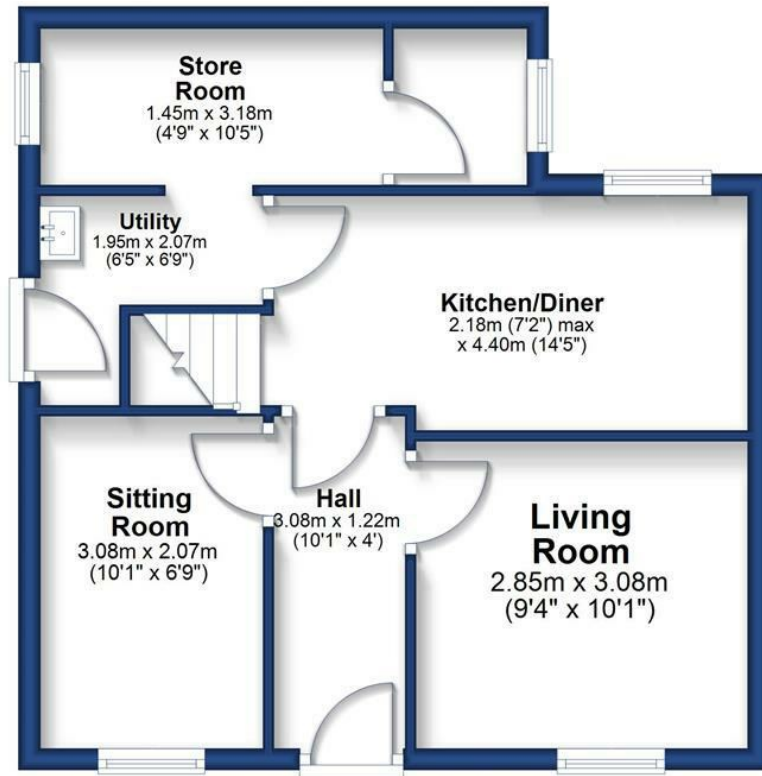
DIRECTIONS

From our office, proceed down Coinagehall Street to the Monument bearing left at the bottom. Proceed onwards to the roundabout and take the road towards Penzance. After a short distance you will come to a set of traffic lights, take a right hand turn here and continue to follow the road along St Johns when you reach the T-Junction the property is immediately opposite the junction with the parking area to the left hand side accessed via the lane into Kew Hal an Tow.



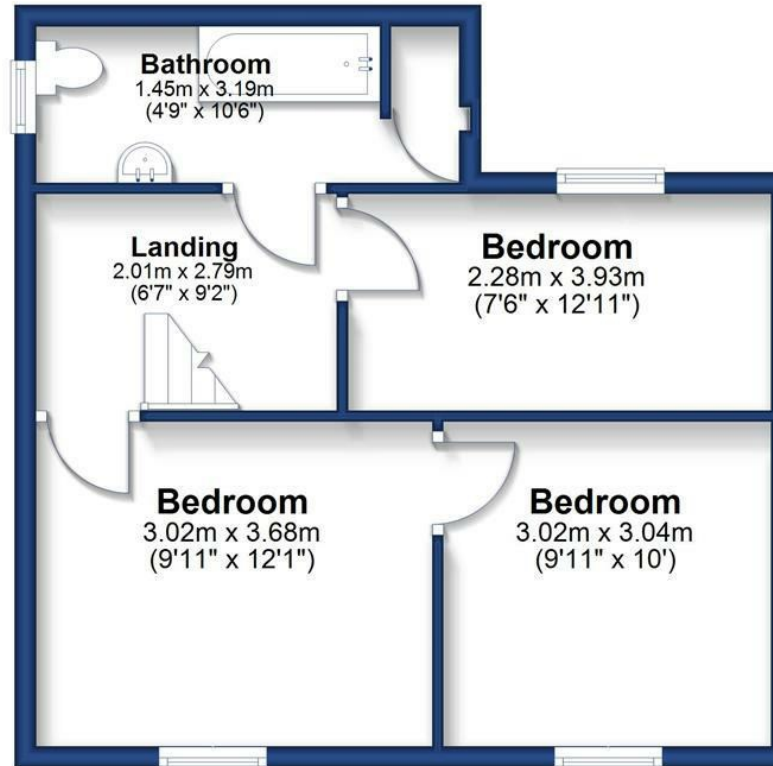
Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



Total area: approx. 81.8 sq. metres (880.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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