



Gwealhellis House 3 Church Hill, Helston, TR13 8NN

£495,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Gwealhellis House 3 Church Hill

- GRADE II LISTED DETACHED PROPERTY
- FOUR BEDROOMS
- BEAUTIFULLY APPOINTED LARGE KITCHEN/DINER
- PLUS STUDIO/APARTMENT
- FABULOUS WALLED GARDEN
- SUMMER HOUSE
- FREEHOLD
- COUNCIL TAX E
- EPC D60



An opportunity to purchase a three bedroom Grade II listed property plus integral one bedroom studio and a fabulous walled garden in the the bustling market town of Helston.

Being sold for the first time in approaching forty years is this super period property, having been lovingly maintained during our owner's tenure, brimming with character features whilst enjoying the refinements of modern living.

The accommodation, in brief, provides on the ground floor an entrance hallway, storage room, bedroom, lounge with feature fireplace, beautifully appointed and generous kitchen/diner and shower room/utility area. On the first floor there are three further bedrooms, one of which is currently being used as a hobbies' room, bathroom and there is a separate door to a studio/apartment which the owner currently lets out through Airbnb but would seem equally perfect for a dependant relative.

To the outside and being a real feature of this property is the fabulous walled garden of generous proportions, planted with an array of specimen plants, trees and shrubs, including apple, pear and kiwi. There is also a summer house and pond all in all a quite wonderful sheltered space to sit out and enjoy. weather permitting once can follow the sun around throughout the day.





Set within the older quarter of Helston the property is very convenient for the town centre. Helston is regarded as the gateway to the Lizard Peninsula with its stunning feature coves, beaches and clifftop walks. The bustling market town provides facilities which include national stores, cinema, health centres, restaurants and there is a leisure centre with indoor heated pool. Well regarded primary and secondary schools are also a short stroll away. The property is also particularly well sited for the amenity area towards the bottom of the town with its boating lake that leads onwards to the Penrose Estate from which many walks can be enjoyed alongside Cornwall's largest natural freshwater lake. This in turn leads to the sea at Loe Bar.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to entrance hallway.

ENTRANCE HALLWAY

With white painted stone and brick walls and Mediterranean style tiling to the floor. A beautiful entrance full of character with arch opening to inner hallway.

INNER HALLWAY

With coat hanging space, painted brick wall and window overlooking the rear garden. With glazed panel door to storage/utility area.

STORAGE/UTILITY AREA 7'10" x 5'3" (2.41m x 1.61m)

A useful space with door to the garden, windows to two aspects, useful shelves and the room also houses the Worcester boiler.

From the entrance hallway an impressive wooden door, which we are advised is the original front door of the property, leads back to the main house.

HALLWAY

With useful understairs storage cupboard and impressive turning staircase leading to the first floor. Door to lounge.

LOUNGE 12'4" x 11'10" (3.76m x 3.63m)

A lovely space with period fireplace housing an inset wood burner with alcoves to the side with built-in storage and shelving. Sash window to the front aspect and part wood panelling to the walls.

GROUND FLOOR BEDROOM 14'2" x 10'4" (4.34m x 3.17m)

A lovely room with period fireplace (currently not used). Two bespoke original wardrobes, picture rail and sash style window to the front aspect.

KITCHEN/DINER 22'0" x 18'9" narrowing to 10'1" (6.71m x 5.74m narrowing to 3.09m)

An impressive room with a black gas Aga at its heart. Fitted kitchen with stone worktops that incorporate a stainless steel sink drainer unit with mixer tap with a mix of base and drawer units under, wall units over, plate rack along with many bespoke cupboards, shelves and display cabinets. Part wood panelling to the walls. Travertine stone flooring, two sash window to the side aspect with a lovely vista over the garden along with glazed French doors leading out to the garden. Door to shower room.





SHOWER ROOM/UTILITY ROOM

With glazed tiled walk-in shower cubicle, worktop incorporating a double bowl sink unit with cupboards under, glazed door cupboards over, dual flush W.C., Travertine stone flooring along with part wood flooring and space is provided for a washing machine and tumble dryer.

From the hallway an impressive turning staircase leads to the first floor.

FIRST FLOOR

With a stained glass feature window at the half landing leading to the main landing which is of generous proportions and has a loft hatch to the roof space.

BEDROOM TWO 18'3" x 10'9" (5.58m x 3.3m)

This impressive room, currently used as the vendor's haberdashery/art studio, it is dual aspect with the two windows looking over the top of other properties onwards to the Parish Church, with the National Trust Penrose Estate in the distance. There are a number of built-in storage units and the room has wooden floors.

BEDROOM THREE 14'3" x 10'9" (4.35m x 3.3m)

With sash window to the front aspect, stripped wood flooring and a picture rail.

BATHROOM

A suite that includes a 'P' shaped panelled bath, with glazed and tiled shower cubicle, concealed cistern W.C., wash handbasin set on a stone table with mixer tap, part tiling to the walls, tiling to the floor, large feature wall mirror, towel rails and a window to the rear aspect overlooking the garden.



**STUDIO APARTMENT 22'8" x 19'1" max measurements
(6.93m x 5.83m max measurements)**

A wonderful space with wood beamed and panelled ceiling, feature stone wall, two windows overlooking the beautiful garden. A kitchen area with stone effect worktops that incorporate a stainless steel sink drainer unit and ceramic hob with cupboards and drawers under, wall cupboards over, tiled splashback, built-in oven, space for refrigerator, built-in wardrobes with further storage cupboards to the side and over, stable door that leads out on to the granite steps that lead down into the garden.

SHOWER ROOM

With generous glazed and tiled walk-in shower cubicle with electric shower, dual flush W.C., pedestal wash handbasin, part tiling to the walls, tiled floors, towel rail.

A truly lovely space for those looking to have an income stream within their property or indeed a super space for dependant relative with separate entrance from the garden. With door to shower room.

COUNCIL TAX

Council Tax Band E.

AGENTS NOTE ONE

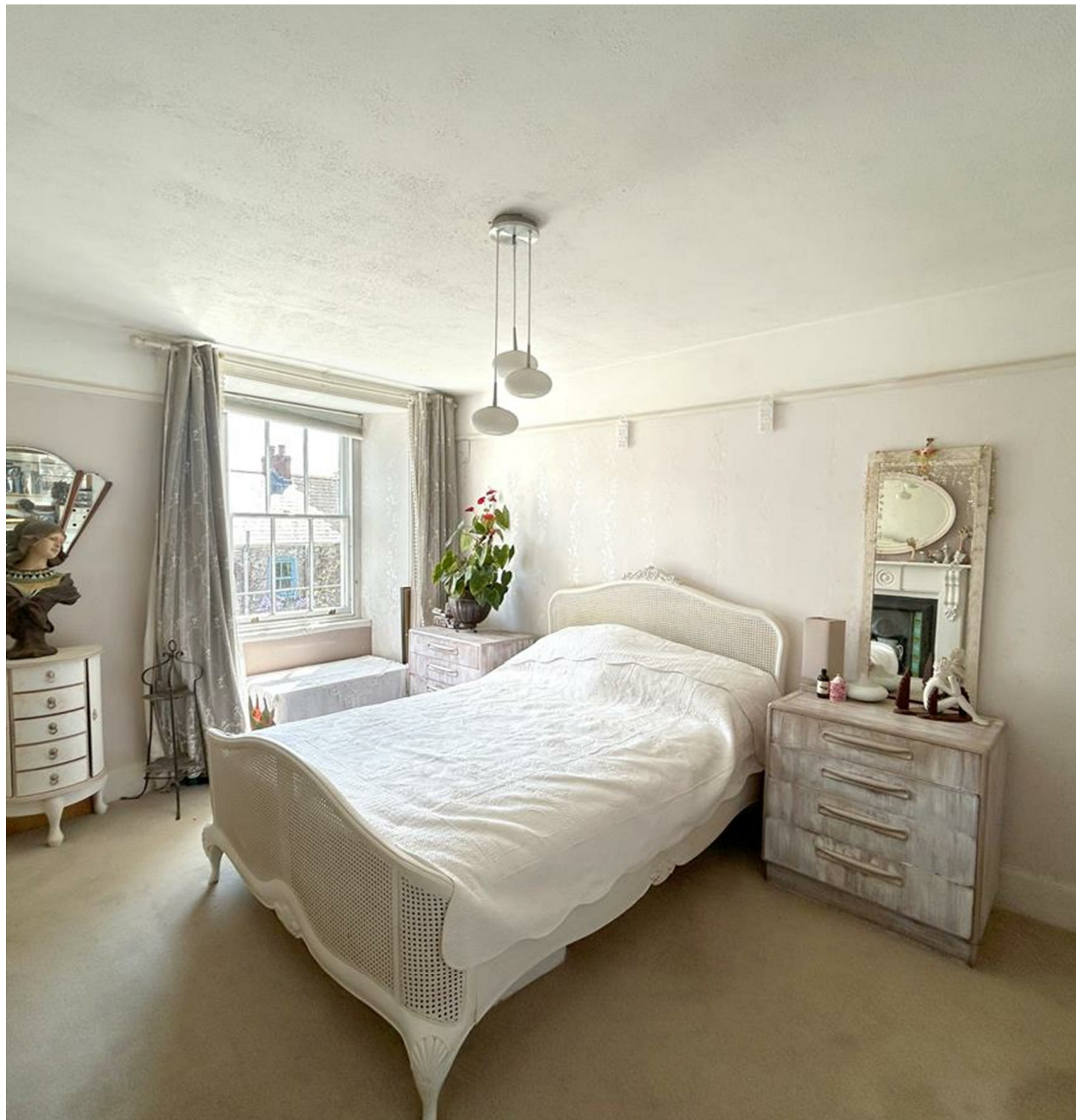
This property is Grade II listed.

AGENTS NOTE TWO

We are advised the school room will be rented out on a shorthold tenancy agreement six months.

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.

DIRECTIONS

From the town centre proceed down Church Hill as you rise up the hill passing the church on the left hand side bear right and the property will be found in an elevated position on the left hand side.

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.

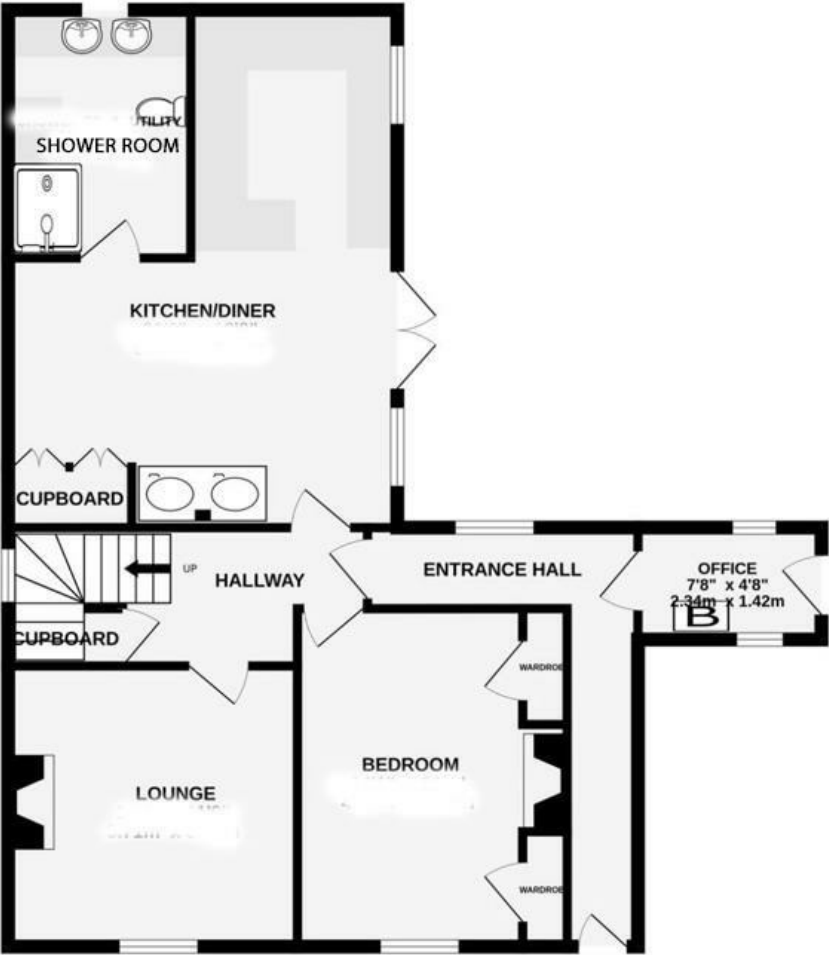
DATE DETAILS PREPARED

8th July, 2025.

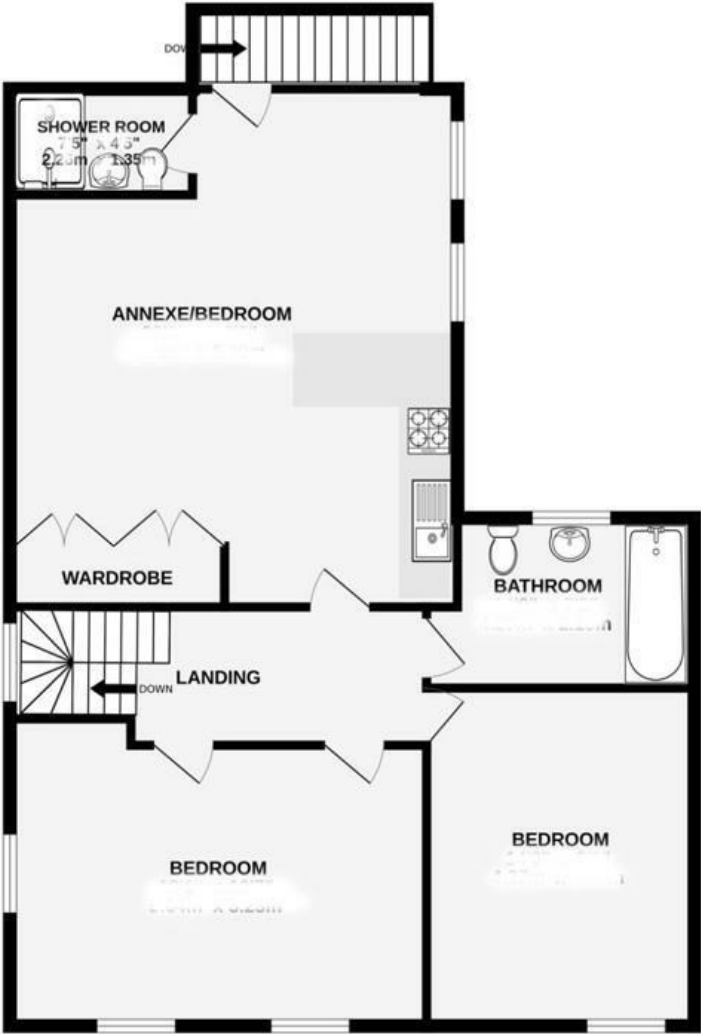




GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(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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