



4 Grylls Parc, Helston, TR13 8PE

£400,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

4 Grylls Parc

- THREE BEDROOM DETACHED DORMER BUNGALOW
- LOVELY LANDSCAPED GARDENS
- GARAGE, PARKING AREA & INSPECTION PIT
- WELL STOCKED & BEAUTIFULLY TENDED GARDENS
- IN NEED OF SOME COSMETIC IMPROVEMENT
- FREEHOLD
- COUNCIL TAX E
- EPC D-65

Tucked away in a highly sought after cul-de-sac just moments from the heart of Helston, this well proportioned, three-bedroom detached dormer bungalow stands proudly within a generous plot amidst lovely landscaped gardens and ample off road parking.

A real highlight of the residence are the well stocked and beautifully tended gardens that cradle the bungalow with an array of specimen plants and flourishing shrubs and trees.

The sun room and adjacent curved sun terrace provide an ideal vantage point from which to sit and relax and enjoy the gardens to the rear.

The sun terrace enjoys a sunny aspect and would seem perfect for family barbecues, taking advantage of the adjacent open barbecue area, or relaxed al fresco dining and entertaining

The spacious sitting room features a charming bay window and fireplace, while the adjoining dining room adds to the bungalows sociable flow.

Two comfortable double bedrooms are located on the ground floor whilst the third bedroom is situated upstairs, with an adjacent dressing room that has distant glimpses to the sea beyond the Penrose valley. This current configuration may offer scope to buyers seeking a potential fourth bedroom to create two separate upstairs bedrooms, subject to any necessary permissions or consents.

Car enthusiasts will find the large garage, parking area and inspection pit appealing.

Although in need of some cosmetic improvement this individual residence offers an exciting opportunity for those seeking a spacious home within a well regarded residential area of Helston.

The accommodation in brief comprises an entrance porch, hallway, dining room, lounge, sun-room, bathroom and two bedrooms on the ground floor. On the first floor there is a shower room and a bedroom with an adjacent dressing room. The property benefits from double glazing and gas fired central heating.







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, a comprehensive school with sixth form college and a leisure centre with indoor heated pool.

THE ACCOMMODATION COMPRISES (measurements approx)

OBSCURE GLAZED DOOR WITH SIDE PANEL TO

ENTRANCE PORCH

With tiling to floor and multi glazed door to the hallway.

HALLWAY 20'2" in length (6.15m in length)

With coat hanging rail, alarm control panel (not known if in working order), open tread staircase to the first floor and doors to bedrooms one and two, bathroom, kitchen and dining room.

DINING ROOM 11'9" x 11'2" (3.58m x 3.40m)

A lovely light dual aspect room with overhead storage cupboards, large window to rear sun terrace and window with aspect to side with sea glimpses beyond garden and Penrose Valley. Feature brick archway to the lounge.

LOUNGE 19'9" x 12' (6.02m x 3.66m)

Enjoying a dual aspect and bathed in natural light with a feature bay window looking out over the front garden. There is an impressive stone fireplace (not known if operational) housing an electric fire with a number of display shelves and a corner display unit. Twin windows to the side aspect.

KITCHEN 10'9" x 8'8" (3.28m x 2.64m)

Fitted kitchen comprising a range of base cupboards and drawers with wall units, glazed wall display cabinet over and a pull out larder style unit. Working top surfaces include a stainless steel one and a half bowl sink with drainer and mixer tap, tiled splash-backs and a four ring gas hob with hood over. Spaces are provided for a fridge freezer and washing machine, whilst there is grey vinyl flooring, a window to the side aspect and an obscure glazed door to the sun room.

SUN ROOM 8'4" x 7' (2.54m x 2.13m)

A triple aspect light filled room with an array of windows looking out over the rear sun terrace and garden. There is wood effect vinyl flooring and a part glazed door to the rear.

BATHROOM

Comprising a low level w.c, wash handbasin set with a vanity unit with louvered cupboards and shelves under and a panelled bath with shower curtain and tiled surround. There is a shaving point, a cupboard housing a Worcester gas boiler and an obscure glazed window to the rear.

BEDROOM ONE 11'9" x 9'9" (plus bay window) (3.58m x 2.97m (plus bay window))

A comfortable double bedroom with a bay window to the front aspect.

BEDROOM TWO 11'9" x 9'9" (3.58m x 2.97m)

Double bedroom with built-in wardrobes, overhead storage cupboards and a window to the side aspect.

From the hallway an open tread staircase rises to the first floor

FIRST FLOOR LANDING

With balustrade, twin doors to wardrobe with shelving and hanging rail, doors to airing cupboard, eaves storage area, shower room, bedroom three and adjacent dressing room.

BEDROOM THREE/DRESSING ROOM 18'8" x 11'1" (inc dormer and door recess) (5.69m x 3.38m (inc dormer and door recess))

Double bedroom with doors to eaves storage areas, dormer window enjoying a sunny aspect with a lovely view along the Penrose Valley to the sea beyond. Sliding door to the dressing room.

DRESSING ROOM

With storage cupboard with shelving and hanging rail, further window to side aspect and lovely outlook beyond neighbouring properties to Helston Parish Church.

SHOWER ROOM

With a white suite comprising a low-level w.c, mounted wash hand basin with tiled splashback and a tiled shower cubicle with an electric shower. There is a skylight and a downflow heater.

OUTSIDE

The well tended front and side gardens are neatly enclosed with mature plants trees and shrubs at their borders. A pathway provides access along the front and side gardens of the bungalow . Outside tap. A private driveway leads down to a generous parking area with ample parking for a number of vehicles, leading onto the garage.

GARAGE 15'5" x 14'9" (4.70m x 4.50m)

With up and over door, inspection pit, power, light and window to rear.

OUTSIDE STORE 10'7" x 4'6" (3.23m x 1.37m)

Having a workbench with cupboards under and window to side aspect.

OUTSIDE CLOAKROOM

With toilet with high-level flush, corner wash handbasin with tiled splashback and an obscure glazed window to the side. The rear landscaped garden is neatly maintained and enclosed with a range of mature shrubs, specimen plants and trees. There is an open barbecue area and adjacent sun terrace with a curved patio providing the ideal place in which to sit out and enjoy the gardens and sunny outlook.

SERVICES

Mains gas, electricity, water and drainage.

COUNCIL TAX

Council Tax Band E

DIRECTIONS

From Helston town centre proceed down Church Street and up Church Hill. Turn left following the church wall and you will find Grylls Parc on your right hand side. Proceed in to the cul de sac and the property will be found on the left hand side identifiable by our for sale board.

VIEWING

To view this property, or any other property we are offering for sale, simply 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/>





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.

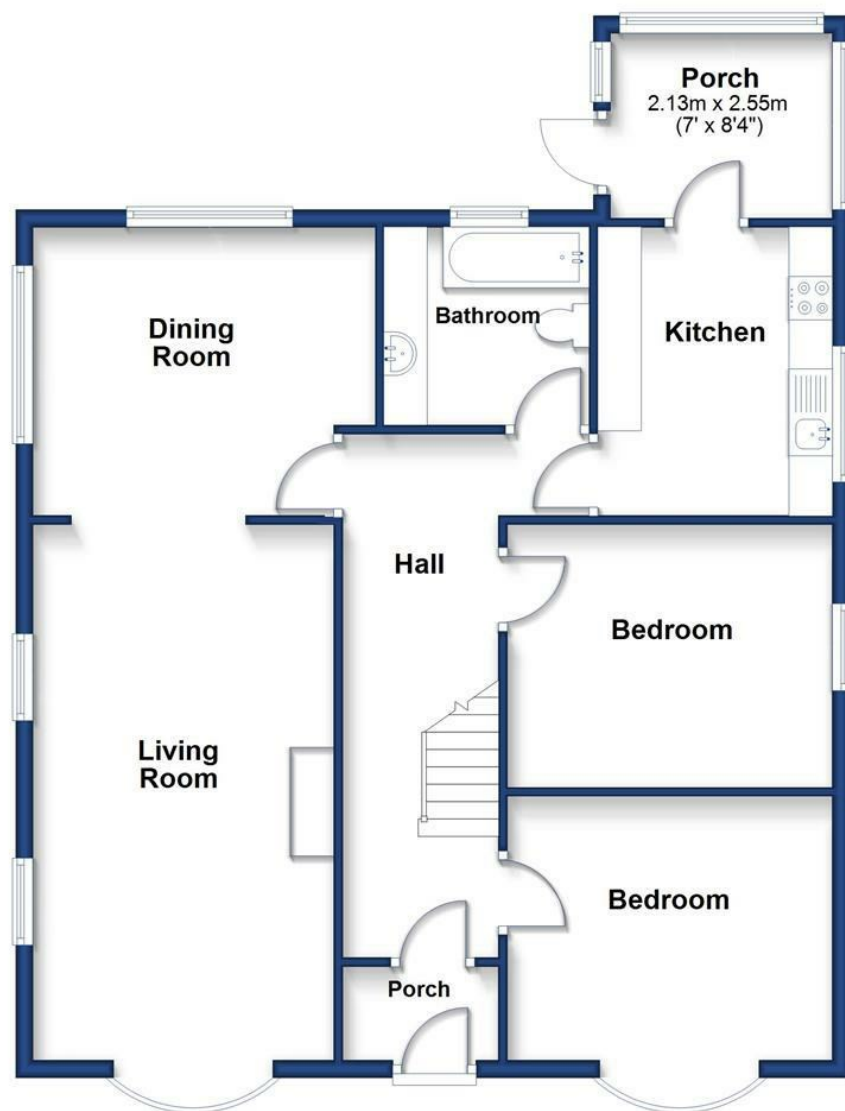
DATE DETAILS PREPARED.

1st August 2025



Ground Floor

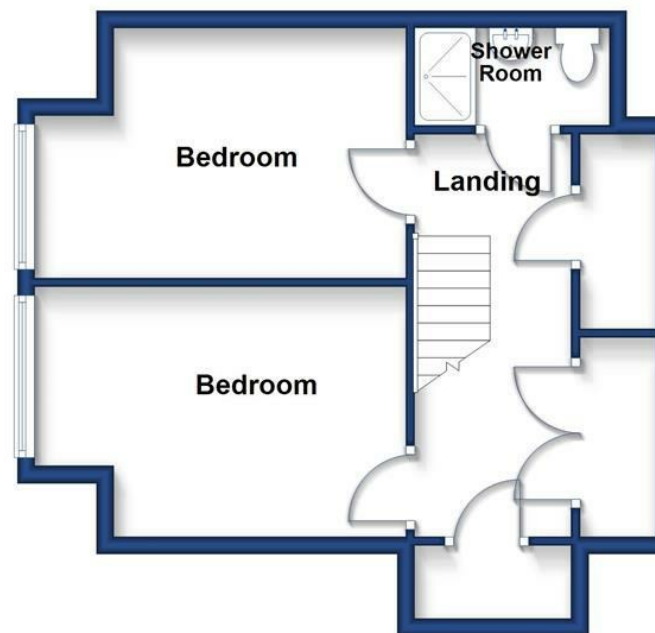
Approx. 92.1 sq. metres (991.6 sq. feet)



Total area: approx. 133.4 sq. metres (1436.3 sq. feet)

First Floor

Approx. 41.3 sq. metres (444.7 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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