



**Hillcrest, Helston, TR13 8UN**

£510,000 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

# Hillcrest

- DETACHED, FIVE BEDROOM DORMER BUNGALOW
- POPULAR RESIDENTIAL AREA OF HILLCREST
- CONVENIENTLY POSITIONED FOR SCHOOLS
- EN-SUITE MASTER BEDROOM
- PARKING AND GARAGE
- GARDENS AND DECKING AREA
- ARRANGED OVER THREE LEVELS
- FREEHOLD
- COUNCIL TAX E
- EPC B-82

Space to shape around your life. This impressive five-bedroom detached dormer bungalow sits in the much sought after Hillcrest area of Helston and offers exceptional versatility across three levels – perfect for families, home-working, multi-generational living or those needing adaptable space.

Bright, modern and energy-efficient, the home features a stylish kitchen/diner, a light, cosy lounge and a versatile ground-floor layout that allows bedrooms, offices or hobby rooms to be configured to suit your needs. Upstairs, the master bedroom enjoys an ensuite, while additional rooms offer further flexibility. The lower ground floor, with independent access, is ideal as a guest suite, home office or occasional bedroom, supported by a useful WC.

Outside, mature gardens wrap around the property, complemented by driveway parking, a garage and a decked seating area – ideal for relaxing or entertaining. Enjoy elevated views across Helston towards open countryside, all within easy reach of well-regarded schools and town amenities.

A flexible, future-proof home in a thriving Cornish market town – ready to adapt as your lifestyle evolves.

## THE ACCOMMODATION COMPRISSES (DIMENSIONS APPROX)

STEPS UP AND DOOR TO







#### HALL

With doors to various rooms, stairs down to the lower ground floor and stairs up to the first floor.

#### KITCHEN/DINER 20'3 x 11'3 (irregular shaped room) (6.17m x 3.43m (irregular shaped room))

With French doors opening onto the rear garden. KITCHEN AREA comprising of working top surfaces incorporating a sink unit with drainer, mixer tap over and cupboards and drawers under. There are built-in appliances incorporating an oven with hob and hood over and a dishwasher. There is also space for a washing machine in the dining area.

#### LOUNGE 16'3 x 10' (4.95m x 3.05m)

A dual aspect room with outlook to the front and side, enjoying views over the town and open countryside in the distance.

#### BATHROOM

A wet room style bathroom comprising of a bath with mixer tap over, pedestal wash hand basin with mixer tap over and close coupled w.c. There is a shower area with tiled floor with both flexible and rain shower heads over, tiled walls and an obscured window to the side.

#### BEDROOM THREE 12'9" x 9' (3.89m x 2.74m)

With outlook to the rear garden.

#### BEDROOM FOUR 10' x 9'6" (3.05m x 2.90m)

With outlook to the front and over the town.

#### BEDROOM FIVE 9'3" x 8'9" (2.82m x 2.67m)

With outlook to the side.

#### STAIRS AND LANDING

Stairs extend to the first floor landing with doors to two bedrooms.

#### MASTER BEDROOM 12'6 x 13'6 (narrowing to 10'6") (3.81m x 4.11m (narrowing to 3.20m))

Having skylights and having access to good size eaves storage areas. Some areas of the room have limited headroom and there is a door to

#### EN SUITE

Comprising of a free standing bath, close coupled w.c. and a pedestal a wash hand basin. There is access to eaves storage and a port hole style window with outlook over the town.

**BEDROOM TWO 16' x 14'3" (narrowing to 8'9") (4.88m x 4.34m**

**(narrowing to 2.67m))**

Having skylights and door to a built-in cupboard which we are advised has plumbing for an ensuite if someone wishes to put that in in the future.

#### **LOWER GROUND FLOOR**

#### **LOWER HALL**

With door to the W.C. and door to

**UTILITY ROOM 16' x 9'6" (4.88m x 2.90m)**

This room is currently utilised as an occasional bedroom and has its own independent access to the outside. Viewers should be advised that the ceiling height in this room is 5'9".

#### **W.C.**

Comprising of a close couple W.C., wall mounted wash basin with mixer tap over and access to a large storage room.

#### **OUTSIDE**

The property is cradled by its gardens with large lawned areas and well established plants and shrubs. There is driveway parking and the driveway leads to a garage. To the rear of the property is a pleasant decked area which would seem ideal for alfresco dining and entertaining.

#### **DIRECTIONS**

What three words - palaces.grasp. wheels.

#### **SERVICES**

Mains water, electricity and drainage.

#### **AGENTS NOTE**

There is extant planning permission for a single storey extension to the rear of the property. Details of this can be viewing on the online planning register under reference number PA17/01546.

#### **MOBILE AND BROADBAND**

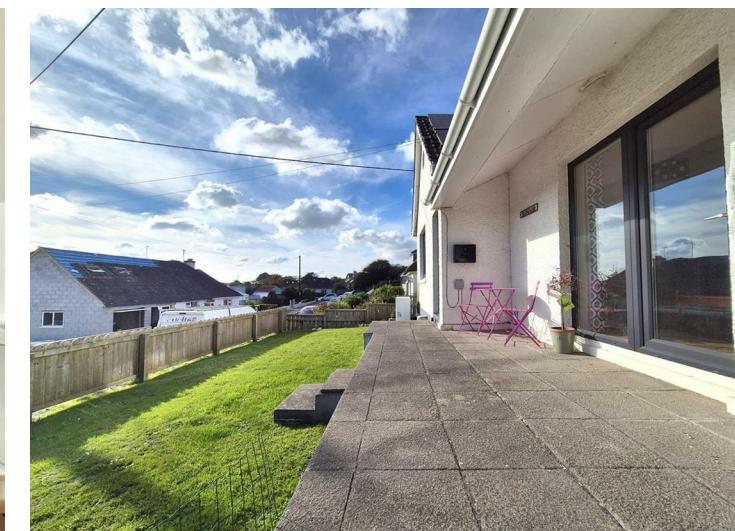
To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

#### **COUNCIL TAX**

Council Tax Band E.





#### ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### PROOF OF FINANCE - PURCHASERS

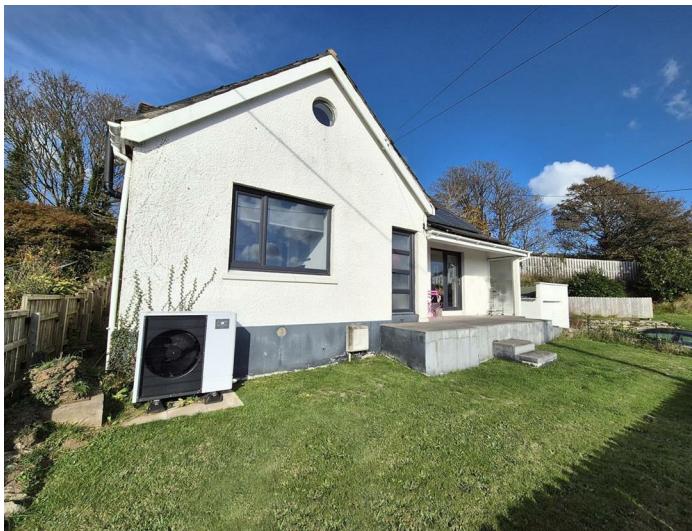
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

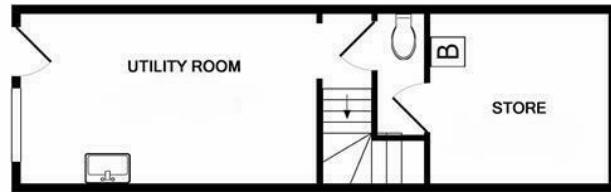
#### VIEWING

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

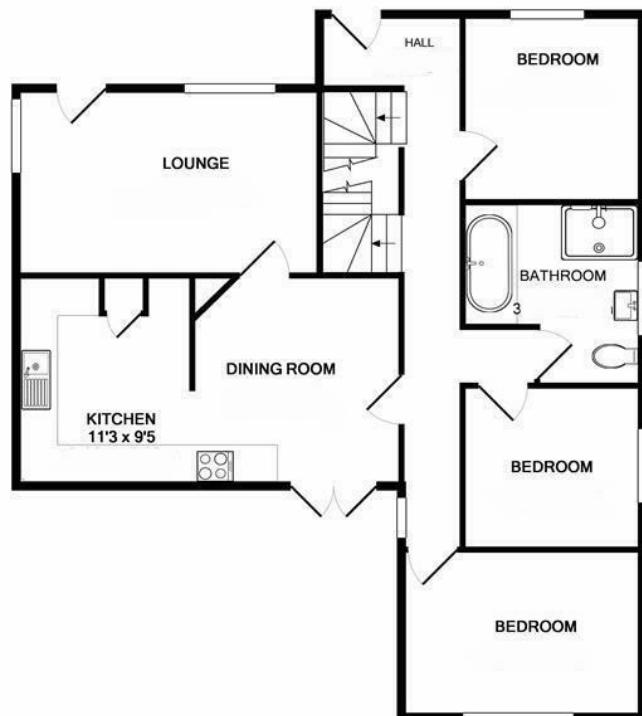
#### DATE DETAILS PREPARED.

21st October 2025.

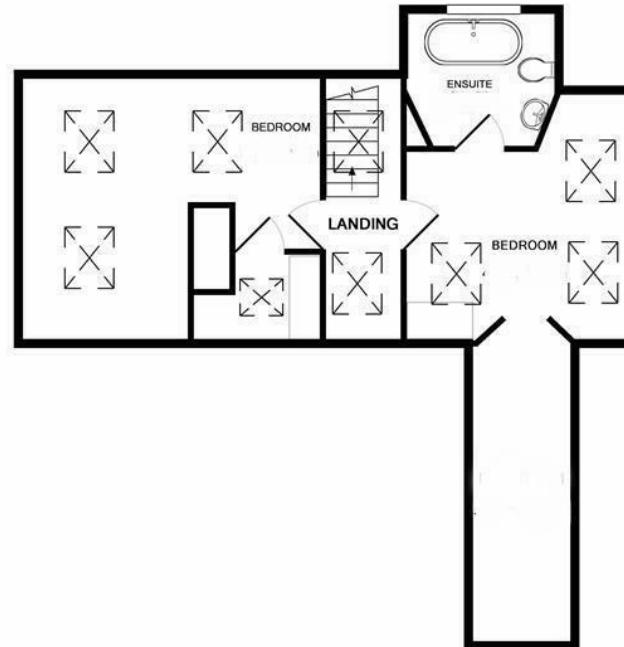




BASEMENT LEVEL  
APPROX. FLOOR  
AREA 307 SQ.FT.  
(28.5 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 946 SQ.FT.  
(87.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 603 SQ.FT.  
(56.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1855 SQ.FT. (172.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(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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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 charge (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange or contracts.





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