



Heylyn Cottage Helford Passage TR11 5LB

Offers In The Region Of
£290,000

- THREE BEDROOM PROPERTY
- JUST FIFTY YARDS FROM THE HELFORD RIVER
- CLOSE PROXIMITY TO THE RENOWNED FERRY BOAT INN
- BEAUTIFULLY PRESENTED THROUGHOUT
- FULL RESIDENTIAL USE
- PERFECT WATERSIDE BOLT HOLE
 - NO ONWARD CHAIN
 - SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Leasehold

Council Tax Band - B

Floor Area - 510.00 sq ft



3



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E47

DESCRIPTION

A beautifully presented three bedroom property with full residential use, set in an enviable location with the beach of the Helford River less than 50 yards from your front door. Internally, this home provides stylish, functional and well presented accommodation throughout. The ground floor is of an open plan design, with clearly delineated space for living, dining and kitchen. This ground floor space is flooded with natural light with windows and doors to three sides. On the first floor is a tremendous principal bedroom with access to a private balcony. Two further single bedrooms both with bunkbeds, and family shower room. Externally there is a pleasant decked area to the rear of the house which is a lovely afternoon sun trap suitable for a bistro table and chair set. The property also comes with a private parking space and the use of the residents private outdoor heated swimming pool. With both the Helford River and the internationally acclaimed Ferry Boat Inn within 50 yards, this is an impressive property in a remarkable setting.

ENTRANCE

UPVC double glazed partially obscured door opening into:

OPEN PLAN LIVING//KITCHEN//DINING ROOM

16'6" x 15'7" (5.043m x 4.764m)

KITCHEN AREA

8'1" x 6'9" (2.489m x 2.079m)

An excellent kitchen area with ceramic tile flooring. A range of floor standing and wall mounted cupboard and drawer units with oak effect roll top work surfaces over. One bowl stainless steel sink unit with drainer board and mixer tap over. Integrated oven with four ring induction hob and extractor fan over. Metro tile splashback. Space and plumbing for washing machine. Integrated Bosch slimline dishwasher. Integrated fridge and integrated freezer.

LIVING AREA

15'10" x 9'9" (4.83m x 2.997m)

Oak effect laminate flooring which flows through to the dining area. UPVC double glazed door leading out onto rear decking area. UPVC double glazed window to front overlooking the front courtyard. UPVC double glazed window to side elevation. Wall mounted electric LED controlled heater and electric underfloor heating. Spiral staircase to 1st floor.

DINING AREA

6'10" x 6'6" (2.098m x 2.003m)

A lovely cosy corner with plenty of room for a table and chairs with a built-in seating area. A range of useful wall cupboards. UPVC double glazed window to rear elevation.

FIRST FLOOR

LANDING

A split landing with a lower portion giving access to bedroom one and

two and the higher portion giving access to bedroom three and family shower room. Airing cupboard with dual high-pressure water cylinder.

BEDROOM ONE

11'7" x 8'8" (3.553m x 2.666m)

A spacious principal bedroom flooded with natural light thanks to UPVC double glazed picture window and UPVC double glazed door opening out onto private balcony area which overlooks the communal courtyard. Built-in recessed wardrobe. Wall mounted modern LED controlled electric radiator.

BEDROOM TWO

6'8" x 6'3" (2.043m x 1.920m)

A lovely light dual aspect room with UPVC double glazed window to side elevation and UPVC double glazed window to rear elevation. Wall mounted modern electric LED controlled radiator.

BEDROOM THREE

8'7" x 4'10" (2.621m x 1.488m)

UPVC double glazed fire escape window to front elevation. Recessed wardrobe. Wall mounted modern electric LED controlled radiator.

FAMILY SHOWER ROOM

7'1" x 6'5" max irregular shaped room. (2.175m x 1.969m max irregular shaped room.)

A recently refurbished shower suite with oak effect laminate flooring. Generous corner shower with wall mounted Mira electric power shower. Low level WC. Inset wash hand basin with cupboard unit beneath. Wall mounted heated and LED/remote controlled chrome towel rail. UPVC double glazed obscured window to rear elevation. Part tiled to 3 walls.

OUTSIDE

To the rear of the property there is a deck area suitable for a small table and chairs, accessed from the living room. There is pedestrian side access to the rear of the property with wall storage for paddleboards. There is also a full-width private balcony for your morning coffee, accessed from the Master Bedroom. Also to the front, a communal courtyard provides a storage rack for residents paddleboards and kayaks.

Opposite the property, a flight of stairs leads to the residents car park where Heylyn Cottage has a designated space. You can also access the gated outdoor heated swimming pool and communal area with washing line and further kayak storage.

Of course, the location of this property is all about its proximity to the world famous sailing waters of the Helford River. From the front door of this property, the Beach and slipway are less than 50 Yards away, with the Ferry Boat Inn a similar distance.

MATERIAL INFORMATION



Verified Material Information

Council tax band: B

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Leasehold

Lease length: 999 years remaining (959 years from 1985)

Service charge: £2400 pa

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only

Heating features: Double glazing and Underfloor heating

Broadband: No broadband connection

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Coastal erosion risk: Yes

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

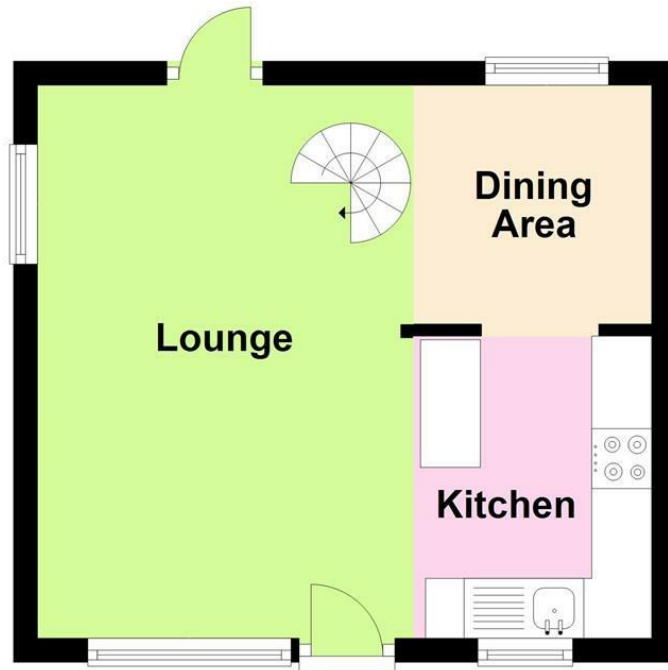
Energy Performance rating: E

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

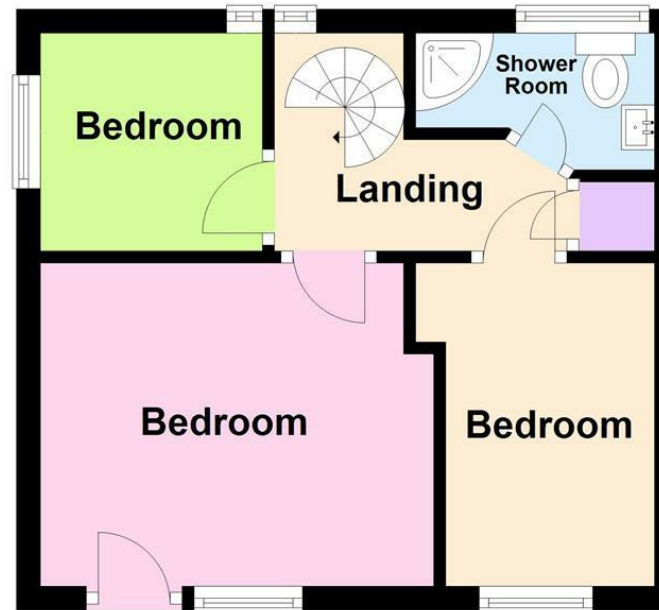
Ground Floor

Approx. 23.7 sq. metres (255.2 sq. feet)



First Floor

Approx. 23.7 sq. metres (255.2 sq. feet)



Total area: approx. 47.4 sq. metres (510.4 sq. feet)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	47
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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