



Helford Helston TR12 6JX

Guide Price £500,000

- BEAUTIFUL GRADE II LISTED COTTAGE
- PICTURESQUE WATERSIDE SETTING
- STUNNING OPEN PLAN LIVING SPACE
- MAIN DOUBLE BEDROOM PLUS MEZZANINE
- FOUR PIECE SHOWER SUITE
- UNDER FLOOR HEATING
- ALLOCATED PARKING
- DIRECT ACCESS TO THE HELFORD RIVER
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 524.42 sqft



PROPERTY DESCRIPTION

A rare opportunity to purchase this beautiful Grade II listed cottage, situated in the heart of the picturesque fishing village of Helford. 'Slipway Cottage' is aptly named sitting just a few yards of the slipway into the Helford River adjacent to the well renowned Shipwrights Arms.

The accommodation is beautifully presented throughout boasting an impressive open plan living space with an excellent view across the river and a feature fireplace with wood burning stove on a flagstone hearth. There is a modern kitchen fitted with integrated appliances, dining area, a well appointed four piece shower suite, one double bedroom plus an additional Mezzanine sleeping area with plenty of room for a double bed.

Outside, the part thatched roof, sash style windows and white washed walls give this charming cottage a wonderful first impression and has the enjoyment of an enclosed patio area with views towards the water, perfect for alfresco dining. There is also the huge benefit of an allocated parking space just a short walk beyond the property.

Helford is a most attractive village on the southern side of the river with many fine period cottages nestled around the creek together with larger homes. There is an excellent village shop and many fine walks whilst the market town of Helston is some ten miles distance with its wider range of facilities including several supermarkets. In addition, there is a passenger ferry across the river to Helford Passage

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Bi-fold stable style door into:

OPEN PLAN LOUNGE/KITCHEN/DINER

A stunning open plan living space with delineated kitchen, dining and seating areas. The kitchen is fitted with a range of base and wall units, integrated appliances including fridge &

freezer, washing machine, 4 ring ceramic hob, double electric oven with grill, dishwasher, one and a half bowl single drainer sink unit, roll edge worktops, stainless steel extractor hood, natural slate floor, exposed 'A' frames, oak ladder giving access to the Mezzanine Bedroom, dining space and a cosy lounge area with wood burner and flagstone hearth, stunning views of the creek from its three windows with slate sills and wooden lintels.

INNER HALL

With slate floor, three door storage cupboard, sliding door to:-

BEDROOM ONE

With pitched ceiling and skylight, large fitted wardrobe, half single glazed french wooden door to patio area.

SHOWER ROOM

A well appointed four piece shower suite comprising double shower cubicle with screen, slate flooring, wash hand basin in vanity unit, bidet and W.C. Extractor fan, ladder style heated towel rail, wall cabinet with mirrored sliding doors, slate flooring.

MEZZANINE BEDROOM

Accessed by an oak ladder staircase and having oak and glass balustrading, restricted head height.

OUTSIDE

The property is approached over a gentle sloping pathway with gate leading to a flagstone patio which provides for a very pleasant seating area ideal enjoying views of the creek. There are also two useful storage sheds including a log store. Within a very short walk there is access to the allocated parking space and the Slipway.

MATERIAL INFORMATION

Council tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

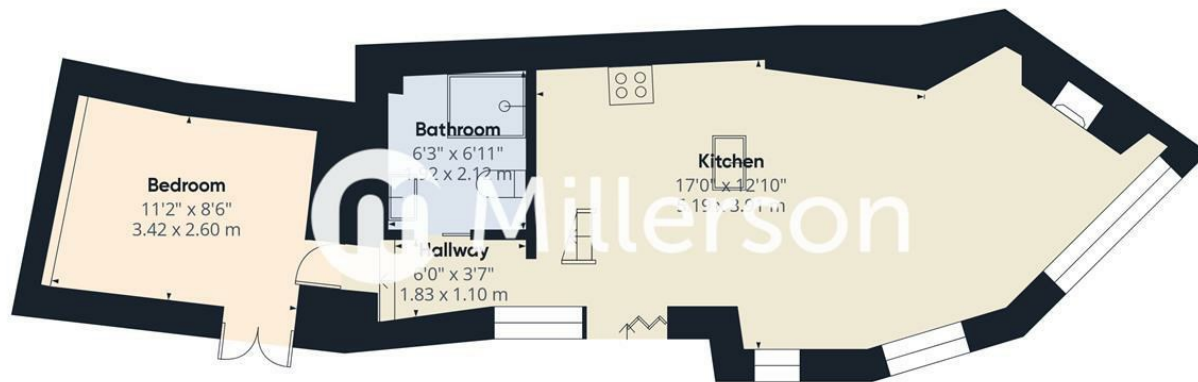


Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Underfloor
 Heating features: Underfloor heating
 Broadband: No broadband connection
 Parking: Off Street
 Building safety issues: No
 Restrictions - Listed Building: Grade II
 Restrictions - Conservation Area: Marine conservation area
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: Survey Instructed

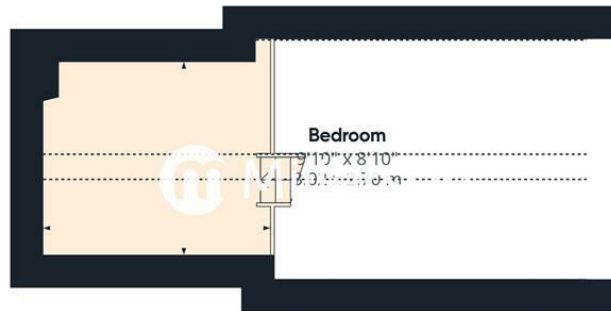
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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



Floor 0



Floor 1

Approximate total area⁽¹⁾

524.42 ft²
48.72 m²

Reduced headroom

83.9 ft²
7.79 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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