



Penponds Road

Porthleven

Helston

TR13 9LP

Asking Price £550,000

- IMMACULATLY PRESENTED 4/5 BEDROOM DETACHED HOUSE
- FINISHED TO AN EXCEPTIONAL HIGH STANDARD
- SINGLE GARAGE WITH ELECTRIC ROLLAR DOOR AND UTILITY
- VERSATILE ACCOMMODATION WITH ANNEXE POTENTIAL STYLE SET UP
- WRAP AROUND, SUNNY ASPECT GARDENS AND TERRACE
- ENJOYS SEA AND COASTAL GLIMPSES
- THREE WASHROOMS
- COUNCIL TAX BAND C
- WALKING DISTANCE TO THE LOCAL SCHOOL AND SHOPS
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1840.63 sq ft



4



3



2



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Summary

Nestled on the charming Penponds Road in Porthleven, Helston, this exquisite detached house offers a perfect blend of comfort and style. Spanning an impressive 1,841 square feet, the property boasts ample space for both relaxation and entertainment, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, perfect for hosting guests or enjoying quiet evenings with loved ones. The layout is thoughtfully designed to provide both privacy and communal areas, ensuring that every member of the household can find their own space.

The property features four / five well-proportioned bedrooms, providing plenty of room for family and guests alike. Each bedroom is designed to be a tranquil retreat, with natural light flooding in to create a warm and welcoming atmosphere. Additionally, there are three modern bathrooms, ensuring convenience and comfort for all.

Outside, the property offers parking for up to three vehicles, a valuable asset in this desirable location. The surrounding area is known for its stunning coastal scenery and vibrant community, making it a wonderful place to call home.

This delightful house on Penponds Road is not just a property; it is a lifestyle choice, offering a perfect setting for family living in one of Cornwall's most picturesque towns. Viewings are highly recommended to appreciate all that there is to offer.

Location

Located at the northern tip of the Lizard Peninsula, Helston holds the title of the southernmost town in Great Britain. Steeped in centuries of Cornish history, it boasts charming medieval streets, a rich tin-mining heritage, and time-honoured local traditions. Best known for its lively Flora Day festivities, the town is both vibrant and culturally rich. With easy access to some of Cornwall's most breathtaking coastal landscapes, Helston serves as an excellent gateway to the hidden treasures of Cornwall.

The Accommodation Comprises

(All dimensions are approximate)

Ground Floor

UPVC Double glazed frosted entrance door leading into:

Entrance Hallway / Porch

Ample space storage for coats and shoes. Multiple power sockets. Water tap. Painted concrete flooring. Doors leading to garage, entrance hallway and rear garden.

Kitchen / Diner

20'9" x 11'4" (6.35m x 3.46m)

Double glazed window to the side aspect. Skimmed ceiling. Coving. Smoke sensor. Recessed spotlights. Consumer unit housed. Range of wall and base fitted units and breakfast bar with granite worksurfaces. Spacious larder cupboard with integral power, shelving and measuring approximately 1.09m x 1.09m. Freestanding and included Rangemaster Toleda 90 electric oven with five ring induction hob and fitted extractor hood above. Stainless steel sink with laser cut drainer and mixer tap.

Integrated Electrolux dishwasher. Ample power sockets. Radiator. Laminate flooring. Skirting. Double glazed patio doors leading to the patio and terrace. Doors leading too:

Lounge

13'9" x 13'0" (4.21m x 3.97m)

Double glazed window to the front aspect. Skimmed ceiling. Recessed spotlights. Broadband / Phone connection point - the property has Fibre. Ample power sockets. Radiator. Carpeted flooring. Skirting. Double glazed patio doors leading to the side garden and internal into the hallway.

Downstairs Wash Room

9'4" x 6'7" (2.86m x 2.02m)

Double glazed frosted window to the side aspect. Skimmed ceiling. Recessed spotlights. Coving. Extractor fan. Partially tiled. Heated towel radiator. Double shower walk in unit with rainfall head and separate attachment. Double ended bath with jacuzzi whirlpool jets. W/C with push flush. Wash basin with mixer tap and storage beneath. Wall mounted mirror with integrated lighting. Tiled flooring.

Bedroom

12'11" x 11'4" (3.96m x 3.46m)

Double glazed window to the side aspect. Skimmed ceiling. Coving. Ample power sockets. Radiator. Carpeted flooring. Skirting. Double glazed patio doors leading out to the rear garden.

Bedroom

11'5" x 10'1" (3.49m x 3.09m)

Double glazed window to the rear aspect. Skimmed ceiling. Coving. Ample power sockets. Radiator. Carpeted flooring. Skirting.



Bedroom / Reception Room

14'8" x 10'4" (4.48m x 3.15m)

(Currently used as a secondary lounge) Skimmed ceiling. Coving. Recessed spotlights. Ample power sockets. Radiator. Carpeted flooring. Skirting. Double glazed patio doors leading out to the rear garden.

Downstairs Shower Room

7'4" x 5'4" (2.24m x 1.63m)

Double glazed frosted window to the side aspect. Skimmed ceiling. Recessed spotlights. Coving. Heated towel radiator. Walk in corner shower with electric unit. Wash basin with mixer tap and built in storage beneath with two additional cupboards to the side. W/C with push flush. Tiled flooring. Skirting.

First Floor - Landing

11'5" x 8'2" (3.50m x 2.50m)

This area is sizeable in space and versatile in use. Double glazed Velux window to the side aspect. Skimmed ceiling. Smoke sensor. Radiator. Ample power sockets. Skirting. Doors leading off too:

Bedroom

21'10" x 11'2" (6.66m x 3.42m)

Double glazed window to the front aspect with one Velux window either side to those accompanying aspects. View across the town and glimpses of the sea and coast can be enjoyed from here. Skimmed ceiling. Recessed spotlights. Eaves storage. Three built in storage cupboards/wardrobes. Ample power sockets. Radiator. Skirting.





Penponds Road, Porthleven, Helston, TR13 9LP

Bedroom

18'9" x 10'4" (5.73m x 3.17m)

Double glazed window to the rear aspect with one Velux window either side to those accompanying aspects. Sea glimpses and the coast can be enjoyed from here. Skimmed ceiling. Recessed spotlights. Three built in storage cupboards/wardrobes. Worcester combination boiler housed with yearly servicing and supporting documentation. Ample power sockets. Radiator. Skirting.

Upstairs Shower Room

13'3" x 6'9" (4.04m x 2.06m)

Double glazed Velux window to the side aspect. Skimmed ceiling. Extractor fan. Recessed spotlights. Partially tiled. Walk in double shower with electric fed unit. Built in storage cupboards with wash basin and mixer tap. Wall mounted mirror with integral lighting. W/C with push flush. Heated towel radiator. Tiled flooring. Skirting.

Garage

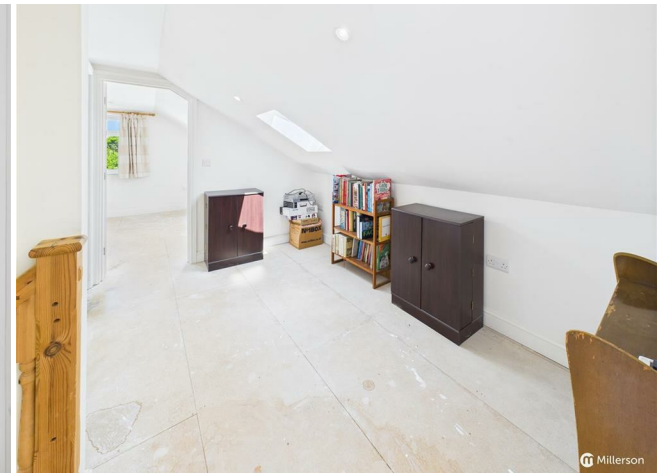
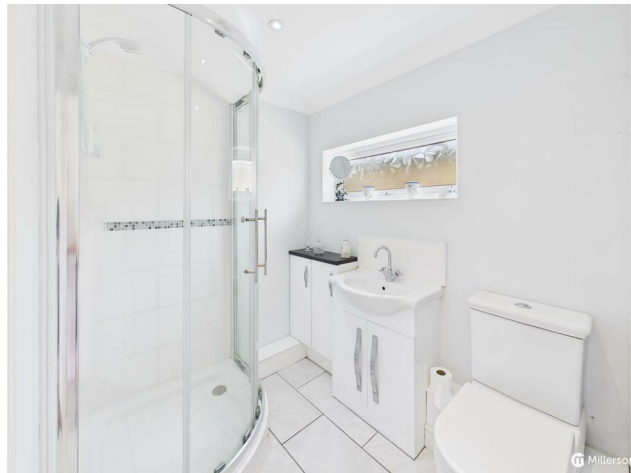
18'8" x 8'0" (5.69m x 2.44m)

Electric roller door with 2 x remote controls. Consumer unit. Built in workbench with fitted vice. Ample power sockets. Lighting. Painted concrete flooring. Rear sliding door leading into:

Utility Room

7'2" x 6'11" (2.20m x 2.11m)

Skimmed ceiling. Extractor fan. Double glazed frosted windows to the rear and side aspects. Wall fitted cupboards and worksurfaces with ample power sockets and space and plumbing for washing machine and tumble dryer. Fitted Belfast sink with tiled splash-back. W/C. Radiator. Painted concrete flooring. Skirting.





Outside

The property benefits from having sunny aspect, wrap around gardens benefitting of laid to lawn, patio, various fully stocked flower beds, terrace seating area, greenhouse and shed. The pathways are resin finished and there are four, wall mounted, double power sockets. Boundaries are clearly identified with boundary fencing with a rear oversized access gate. The water meter can be found to the front of the property.

Parking and Driveway

There is ample parking for multiple vehicles on the driveway plus one within the garage. In addition there is ample on street parking should this be required. The driveway has a resin finish which continues on to the patio and around the property.

Services

The property is connected to mains water, electricity and drainage. The heating is fueled by LPG gas where the tank is sunken in the garden and distributed via radiators throughout. There is Fibre broadband to the property and its Council Tax Band is C.

Material Information

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

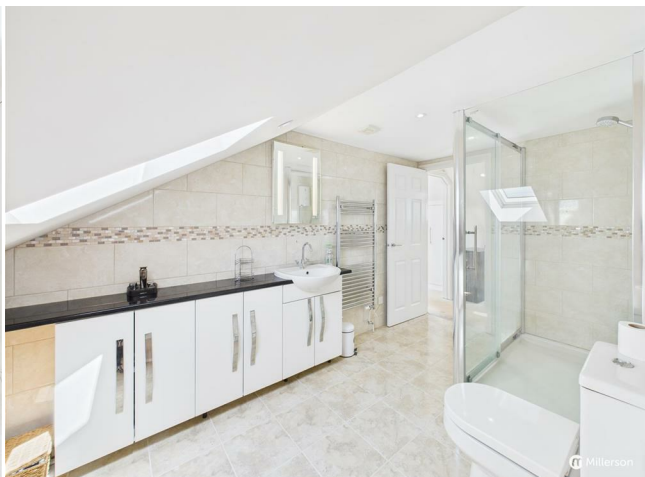
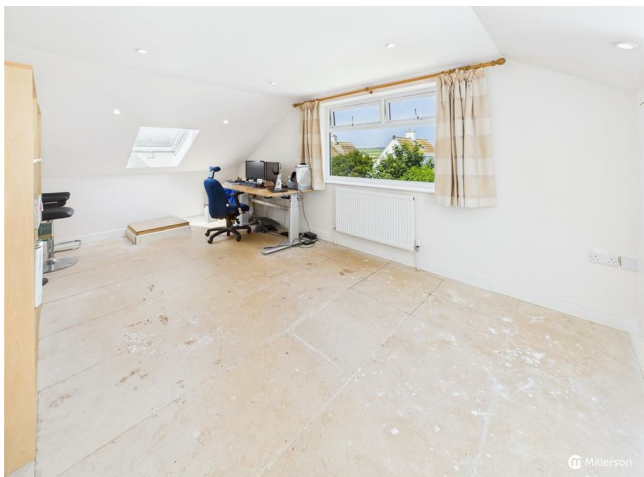
Sewerage: Mains

Heating: LPG via sunken Gas Tank in Garden

Heating features: None

Broadband: FTTP (Fibre to the Premises)

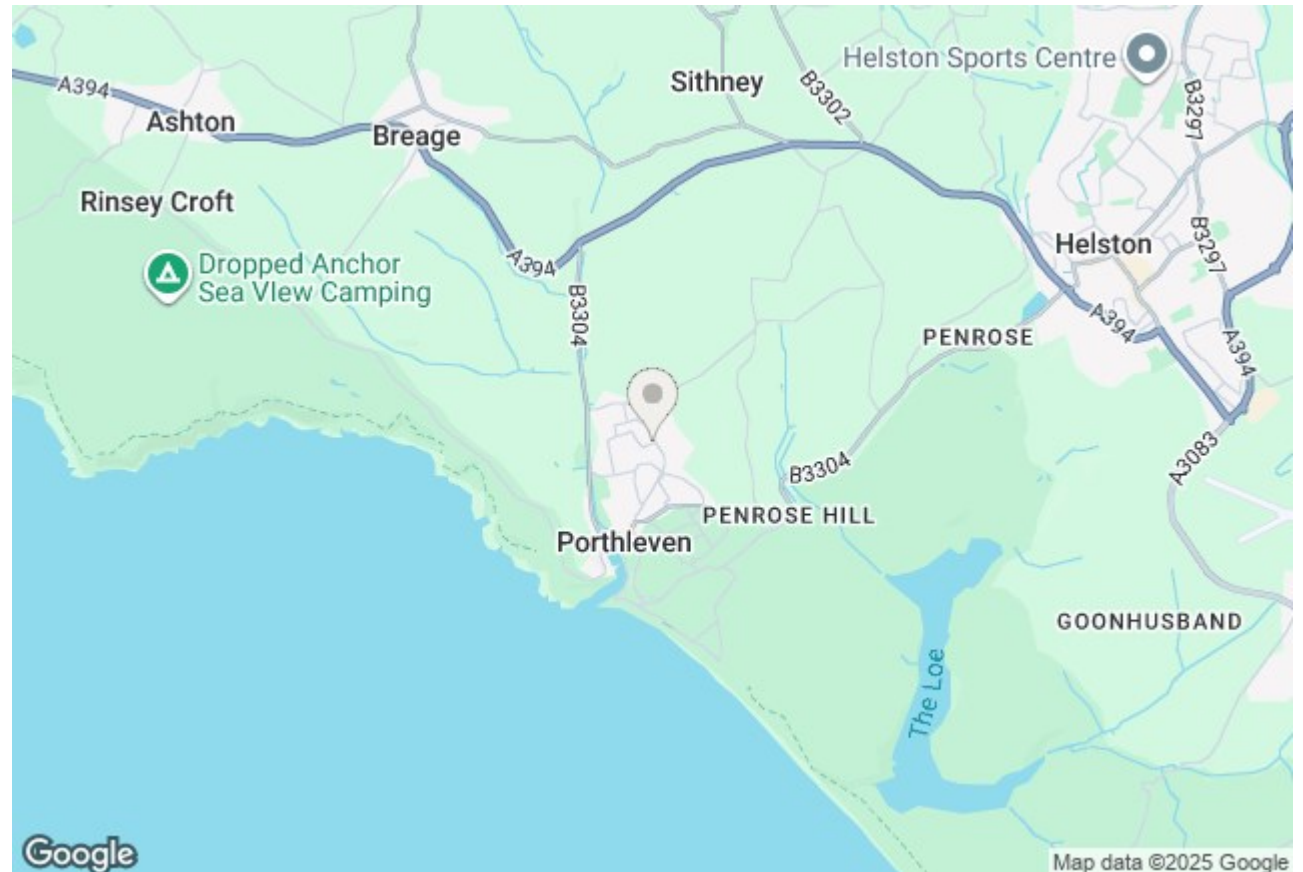
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE



- Great
Parking: Garage and Driveway
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: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access shower and Lateral living
Coal mining area: No
Non-coal mining area: Yes

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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.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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