



COINAGEHALL  
STREET

Monument House, 51 Coinagehall Street  
Helston, Cornwall TR13 8EU











# Monument House, 51 Coinagehall Street Helston, Cornwall TR13 8EU

Welcome to this magnificent Grade II listed historical townhouse, a true testament to early Victorian elegance and charm. Situated in the heart of the town, this property offers a rare combination of historical significance and modern luxury.

Boasting hugely spacious and versatile accommodation there are three reception rooms on the ground floor together with a stylish and well equipped kitchen. The accommodation on this floor is completed by a morning room and useful utility and storage area as well as a wet room and cloakroom. A gracious staircase ascends to the first floor where you will find yourself on a hugely spacious landing offering access to all first floor rooms.

The master bedroom is a large dual aspect room, with the two further bedrooms both being generous doubles. The family bathroom is a luxurious sanctuary in which to unwind at the end of a busy day with a large free standing bath as well as a walk in shower with waterfall head and his and hers sinks.

The allure of this property extends beyond its interiors. Step outside, and you'll discover a hidden gem – a fabulous secret garden, an oasis in the center of town. The garden boasts a large level lawn, surrounded by established mature trees and shrubs, creating a tranquil retreat for relaxation and outdoor gatherings. In addition to its remarkable features, this townhouse comes with a valuable asset: a garage, a rare find in this central location. This property is not just a home; it's a lifestyle, offering a perfect blend of historical charm, modern luxury, and unparalleled convenience.

Don't miss this opportunity to own a piece of history, meticulously restored for contemporary living. Experience the best of both worlds at this stunning Grade II listed townhouse.



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GUIDE PRICE - £500,000

#### LOCATION

This graceful Grade II listed property, whilst Georgian in appearance is very early Victorian thought to date from the early 1840's. At the heart of the town centre the property is the closest dwelling to The Monument from which it takes its name. Historically the property is thought once to have been used as a base office for a local military regiment after which it was in the ownership of a prominent local family for many years before passing to the present owners. Helston is famed for its historic Flora Day celebrations on 8th May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Floral Dance and ushering in the Summer. The location affords this property one of the best views of the Flora Day proceedings in town with the Hal an Tow being performed directly outside and the vantage points from the upstairs windows allowing a view of the dancers progressing around the bowling green and through the monument arch that is second to none. Helston was granted its charter in 1201 and was originally a thriving port. However, as the river silted up over the years, the port gradually ceased to be. Where the river joined the sea is now Cornwall's largest freshwater lake, separated from the sea by Loe Bar, a long sand bar. The bustling market town hosts a mixture of Victorian and Georgian architecture of which this property is a fine example.

The modern town and surrounding area boast many Primary Schools. The nearest secondary schools are in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks. Helston is widely regarded as the gateway to the stunning Lizard Peninsula and is also within a 10 minute drive of the thriving harbour and coastline at Porthleven which offers an array of shops and good quality restaurants as well as world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

#### ACCOMMODATION

As you step inside, you are greeted by an atmosphere of grandeur and sophistication. The house has been sympathetically renovated, preserving its

original character while offering spacious and versatile accommodation for contemporary living. The generously proportioned rooms boast wonderfully high ceilings and large, beautiful windows that frame views of the Monument, the bowling green, the boating lake, the town, as well as the distant countryside.

The ground floor of the house is a perfect blend of elegance and functionality. Two reception rooms at the front of the house provide ample space for both relaxation and formal entertaining. Whether you prefer a cosy sitting room or a formal dining area, this home accommodates your every need. Additionally, there's a snug that can be transformed into a multi-media room or a home office, or is also perfect for anyone needing a ground floor or occasional bedroom.

The kitchen is a cooks dream whilst at the same time being a social space thanks to the central island unit. Beautifully fitted and stylish, complete with integrated appliances and a fabulous modern walk-in larder cupboard every need has been thought of. To the rear of the property, a morning room, utility area, storage space, cloakroom, and shower room offer further convenience and practicality.

Ascending the gracious staircase to the first floor, you'll find a hugely spacious landing leading to three bedrooms and the family bathroom. The master bedroom is a lavish retreat, offering dual aspects and ample space. Two more large double bedrooms provide comfort and elegance, each enjoying attractive views of the surroundings. The bathroom is a masterpiece of luxury, featuring a large walk-in shower with a drench head, as well as a spacious free-standing tub in which to soak away the stresses of the day with the room completed by a w.c. and his and hers sinks.

#### ROOMS AND DIMENSIONS

LOUNGE - 12'5 x 13'1

DINING ROOM - 12'5 x 9'4

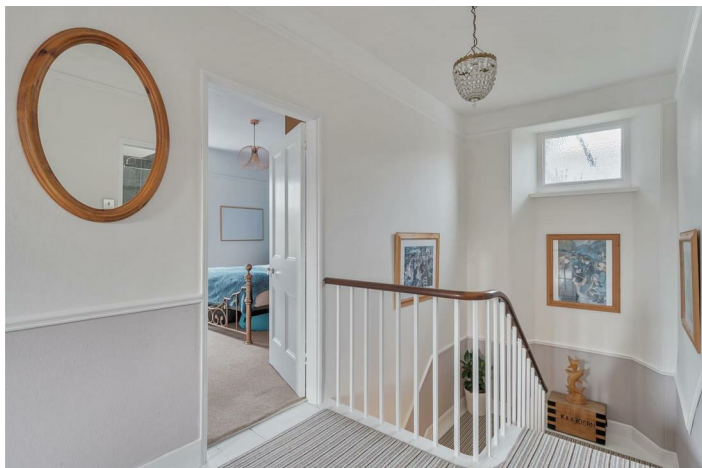
SNUG/MEDIA ROOM - 11'6 x 9'3

KITCHEN - 11'10 x 10'10

MORNING ROOM - 9'10 x 7'10







| 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 |  |                         |           |
|   |  | 64                      | 80        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
|   |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |



UTILITY ROOM - 9'3 x 8'9  
SHOWER ROOM  
CLOAKROOM

MASTER BEDROOM - 17'5 x 13'  
BEDROOM TWO - 12'4 x 11'5  
BEDROOM THREE - 12'10 x 9'8  
BATHROOM - 12'1 x 9'6

**OUTSIDE**

The garden is a huge asset to this property being utterly secluded and offering a large level lawn surrounded by mature trees and shrubs including a fabulous Judas tree which flaunts vivid pink blossoms. A mature wisteria frames the entrance to the garden as well as the garage. A rear oasis in which to relax and entertain in the summer months and certainly the perfect location for a Flora Day garden party.

The large garage is a wonderful asset in this location providing for secure storage and parking.

**AGENTS NOTE**

The boundary plan has been provided by the sellers to show the layout of the property and plot and is not to be relied upon as being to scale or a legal confirmation of title.

**SERVICES**

Mains water, drainage and electricity and mains gas central heating. Council Tax Band D.







The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



