

34 Gwealhellis Warren
Helston, Cornwall TR13 8PQ





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Welcome to this stunning detached home located in Gwealhellis Warren. This property boasts four bedrooms, perfect for a growing family or those in need of extra space. The living room and kitchen dining room afford wonderful views across the surrounding countryside. The property features a good-sized landscaped garden, timber decked areas and a large lawn, ideal for outdoor gatherings or simply enjoying the fresh air. Convenience is key with off-road parking and a garage, ensuring you never have to worry about finding a parking spot. Additionally, being within walking distance to the centre of Helston means you have easy access to amenities, shops, and restaurants. Don't miss out on the opportunity to own this charming detached house with so much to offer.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide price - £588,000

Location

Helston boasts many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many amenity areas including the boating lake and the beautiful National Trust Penrose Woods. The property is a short drive from the stunning Lizard Peninsula and within a 10 minute drive of the thriving harbour and coastline at Porthleven. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

Entrance hall

Kitchen - 4.7m x 2.7m/15'5" x 8'10"

Dining room - 7.9m x 4.6m/25'11" x 15'1"

Living room - 5.8m x 4.7m/19' x 15'5"

Utility room & WC - 3.4m x 1.6m/11'1" x 5'2"

Bedroom 1 - 4.4m x 3.5m/14'5" x 11'5"

En-suite - 2.5m x 1.5m/8'2" x 4'11"

Bedroom 2 - 3.3m x 2.9m

Bedroom 3 - 3.3m x 2.8m/10'9" x 9'2"

Bedroom 4/Study - 2.3m x 2.2m/7'6" x 7'2"

Bathroom - 3.2m x 1.5m/10'5" x 4'11"

Garage - 4.9m x 4.8m/16' x 15'8"

Garden

The property benefits from a generous plot, with beautiful landscaped gardens to the rear elevation being a particular delight. There are spacious decking areas affording wonderful countryside views, with steps leading down to the landscaped lawn areas. To the front elevation there are planted beds and rockeries stocked with mature plants.

Parking

The driveway provides off road parking for 2-3 vehicles.

Garage

The property benefits from a good size garage, with loft storage space above. Equipped with power and light.





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			
		66	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Services

Mains water, electricity, drainage and gas.

Freehold tenure.

Council Tax Band E**Anti-Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

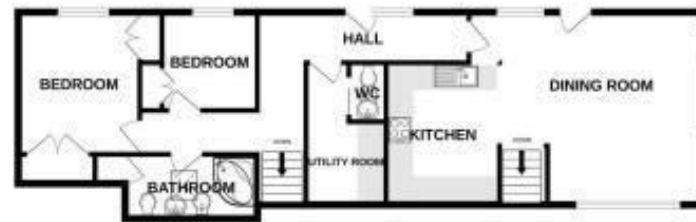
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
1089 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA: 1803 sq.ft. (167.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of sizes, 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 here are not tested and no guarantee as to their operability or efficiency can be given.
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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.

