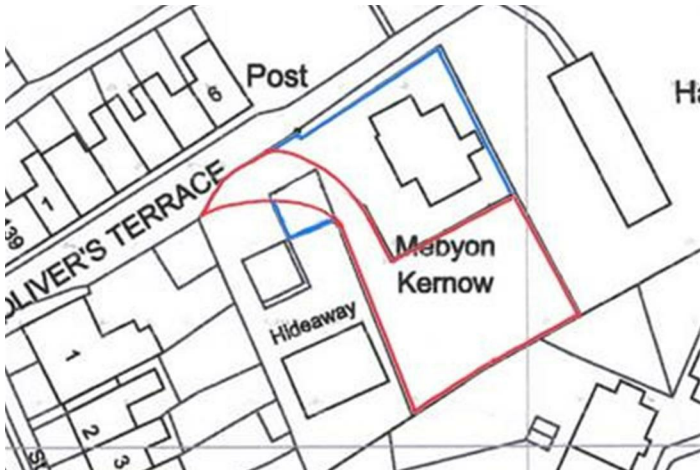


# Mebyon Kernow Olivers Terrace

## Helston, TR13 8RJ











# Mebyon Kernow Olivers Terrace Helston, TR13 8RJ

Located in a desirable residential spot within walking distance of the historic market town of Helston, Coronation Park, and the scenic Penrose Estate, this well-presented three-bedroom property offers both comfort and potential.

The home benefits from versatile accommodation, including one of the three bedrooms conveniently situated on the ground floor ideal for guests, multigenerational living, or use as a home office. A single garage provides practical storage or parking, while the property enjoys a private garden to the rear.

Notably, the garden also benefits from Planning in Principle for a separate dwelling, offering a unique development opportunity. Further details can be found under planning reference PA24/06114.

Whether you're seeking a family home with room to grow, or an investment with development scope, this property presents a rare and exciting opportunity in one of Helston's most attractive locations.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,  
**Tel: 01326 565016 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**



**Guide Price - £324,800**

**Location**

Helston and the surrounding nearby areas boast 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.

Helston is famed for it's historic Flora Day celebrations on 8 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, this property is perfectly situated for Flora Day being on the route for the early morning dance and just moments from the town centre.

**Accommodation**

Porch 2.51m x 1.98M

Hall 5.01m x 3.14m Maximum

Lounge 3.64m x 4.86m

Dining room 4.26m x 3.68m

Bedroom 3.65m x 3.09m

Kitchen 3.61m x 3.04m

Downstairs storage spaces

Stairs leading to

Bedroom 4.3m x 3.34m

With eves storage

Bedroom 4.86m x 3.34

Eves storage with standing room

**Garage**

9'2" x 19'3"

Single Garage

**Parking**

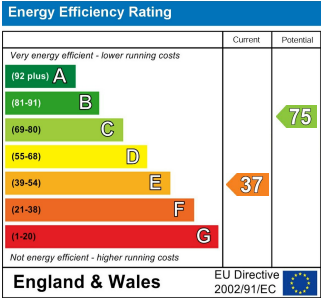
Ample parking around the property.

**Outside**

Spacious mature level garden that wraps around the property.









**Services**

Mains Water, Electric and Drainage

**Planning Information**

There is planning in principle in the garden for a dwelling, details can be found at PA24/06114

**Council Tax Band-D****What3Words**

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**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.

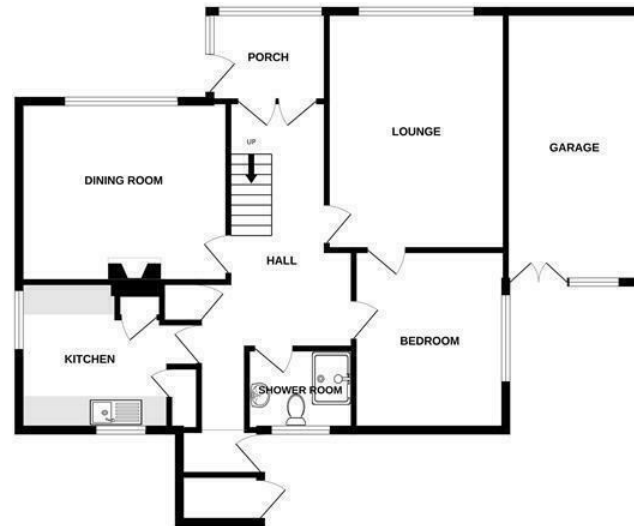
**Proof of Finances**

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.

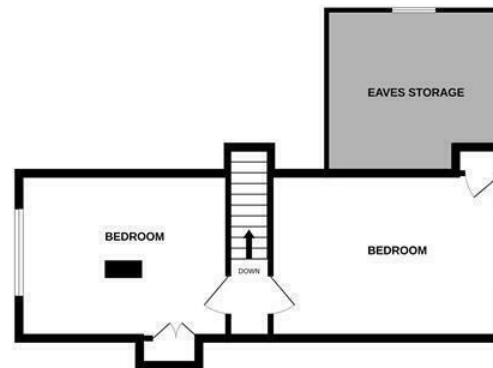




GROUND FLOOR  
1021 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 1394 sq.ft. (129.5 sq.m.) approx.

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