

Thatches

Helford, TR12 6JU



MATHER
PARTNERSHIP





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Offered to the market for the first time in over four decades, this delightful three bedroom, single storey home presents a rare and exciting opportunity to secure a property in one of Cornwall's most picturesque and sought after villages. Perfectly positioned in the heart of Helford, this much loved home offers the best of coastal and village living.

Set within a generous and beautifully established plot, the property enjoys a tranquil setting bordered by a gently flowing stream.

This peaceful natural feature adds to the charm and privacy of the garden, creating a soothing backdrop and a strong sense of seclusion. Whether relaxing outdoors or enjoying the view from inside, the presence of the stream brings a calming atmosphere to everyday life.

Inside, the home is thoughtfully arranged and filled with natural light. Spacious living areas open directly onto the garden, making the most of the idyllic surroundings. Three well-proportioned bedrooms offer comfortable accommodation, while the main living area provides an inviting space for family life or entertaining.

The grounds are a true highlight offering ample space for gardening, outdoor dining, or simply unwinding to the gentle sounds of nature. Mature planting and the stream-side position give the garden a private, almost hidden-away feel that's rare to find.

Just a short walk from the home are Helford's exceptionally popular sailing waters and the village's friendly sailing club. The local pub, with its waterside terrace overlooking the creek, is a perfect spot to enjoy a drink or meal while watching boats glide by. A well-stocked village shop and the picturesque shoreline are also within easy reach, where paddleboarding, boating, and coastal walks are part of everyday life.

Whether you're seeking a full time residence or a peaceful coastal retreat, this charming property offers an outstanding combination of location, lifestyle, and long term potential.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Guide Price - £850,000

Location

Helford, Cornwall is a truly picturesque and peaceful village, renowned for its natural beauty and relaxed atmosphere. Set along the scenic Helford River, this charming village is full of character and offers breathtaking views of both the countryside and the water. It's an ideal destination for nature enthusiasts, boating lovers, and anyone looking to unwind in a tranquil setting. The river enhances the area's appeal, providing excellent opportunities for sailing, kayaking, and peaceful strolls along its banks.

Accommodation

Entrance Hall
Bedroom 1
Bedroom 2
Bedroom 3
Living/Dining Room

Kitchen
Family Bathroom
Cloakroom

Garage

A detached garage offers additional storage or parking options.

Parking

The property features a gated driveway, ensuring both security and privacy, along with ample parking space.

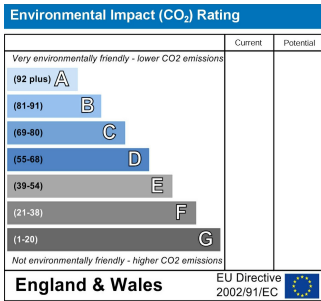
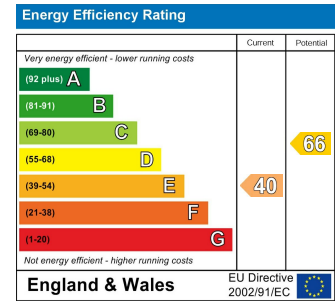
Outside

The Riverside Garden: One of the standout features is the riverside garden, which not only enhances the property's charm but also offers some views towards the river, creating a serene outdoor space for relaxation and enjoyment.

Additional land

There is a piece of land available via separate negotiation with lapsed Planning Permission.





Services

Mains Water, Electricity, LPG gas and Mains Drainage via the village drainage system.

Council Tax Band- E**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.

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/>



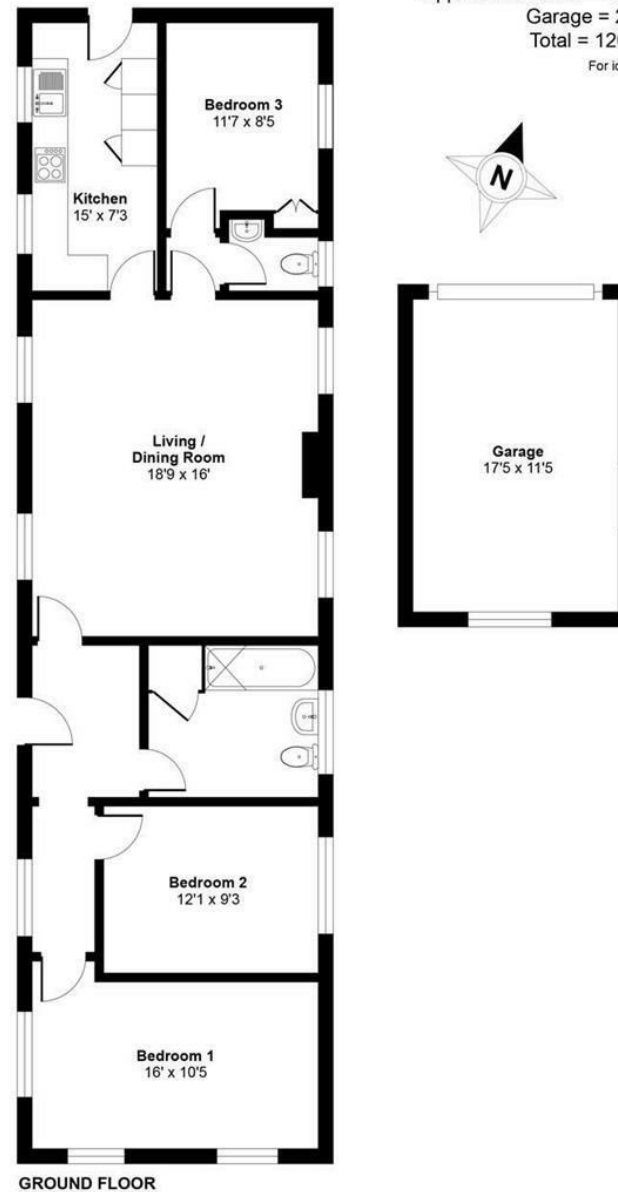
Thatches, Helford, Helston

Approximate Area = 1008 sq ft / 93.6 sq m

Garage = 201 sq ft / 18.6 sq m

Total = 1209 sq ft / 112.2 sq m

For identification only - Not to scale



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