

# 140 Hellis Wartha Helston, TR13 8WF







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Situated on a quiet residential Cul de sac in Hellis Wartha, this spacious and immaculately presented executive detached home offers a perfect blend of modern living and comfort. With two generous reception rooms, this property is ideal for both entertaining guests and enjoying quiet family time. The house boasts four well-proportioned bedrooms, including a master suite complete with an en suite bathroom, ensuring privacy and convenience for the occupants. The heart of the home is undoubtedly the modern and well-appointed kitchen dining room, which features contemporary finishes that will delight any culinary enthusiast. This space is not only functional but also stylish, finished with granite work tops and a range of integral appliances, making it a wonderful area for family gatherings and social occasions. The kitchen flows perfectly into the garden via double doors, extending this wonderfully social space. Outside, the gardens are a true delight, featuring beautifully manicured low-maintenance patio areas complemented by charming modern water features. This outdoor space provides a serene retreat, perfect for relaxation or entertaining during the warmer months. To the front elevation there is a driveway providing parking for 3 to 4 vehicles, as well as an attached garage, adding to the convenience of this exceptional home. In summary, this detached house in Hellis Wartha is a remarkable opportunity for anyone seeking a modern, spacious, and beautifully presented family home in a desirable location.



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**Guide price - £450,000**

**Location**

Hellis Wartha is a desirable residential area within the town and is perfectly placed to access the town centre and surrounding amenities. The property is adjacent to the local play park - ideal for those with children. Helston and the 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 other facilities 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  
Living room  
Kitchen dining room  
WC  
Bedroom  
Ensuite

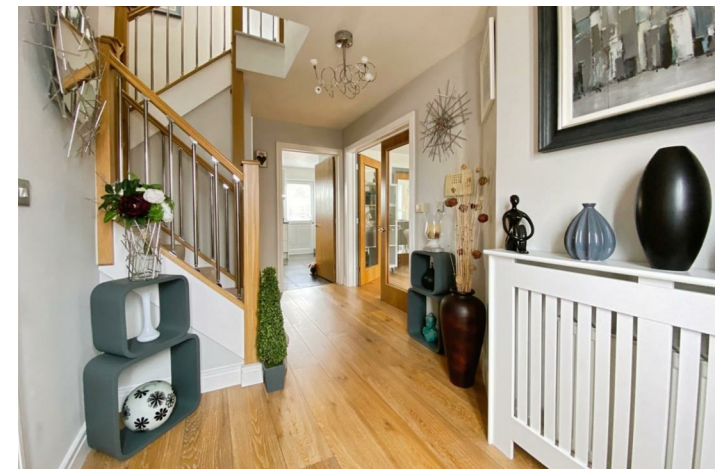
Bedroom  
Bedroom  
Bedroom  
Shower room

**Specification**

The property boasts a beautifully designed bespoke kitchen featuring premium Neff appliances, including a five-ring induction hob with matching extractor, double oven with warming drawer along with a microwave combination. A dishwasher, integrated freezer, and a bespoke Nespresso bar complete the space, all finished with elegant granite worktops and custom cabinetry. The interiors are enhanced by engineered oak flooring throughout the hallway and lounge, complemented by luxurious Villeroy & Boch polished porcelain tiles in the kitchen and bathroom, creating a seamless blend of style and sophistication.

**Outside**

The true highlight of this property, is the spacious and incredibly presented garden. Our clients have invested a huge amount of time and effort into creating a quite simply stunning outdoor space, affording glorious amounts of sunshine. The low maintenance garden features a number of patio areas complimented with modern water features, planted borders and a good size summer house. There is gated access on both sides, providing easy maintenance, as well as security.





| 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 |  |                         |           |
|                                             |  | 74                      | 83        |
| 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 |           |

**Garage**

Attached garage with electric garage door as well as a rear pedestrian door opening into the garden. Fully equipped with power and light.

**Parking**

The property benefits from off road parking for 3 vehicles, laid to brick paving.

**Services**

Mains water, electricity, drainage and gas. Freehold tenure.

**Agents Note**

Our clients have informed us that there is a section of private road leading into the cul de sac, which is owned by a neighbouring property. Our client has a full legal right of way allowing access onto their driveway.

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

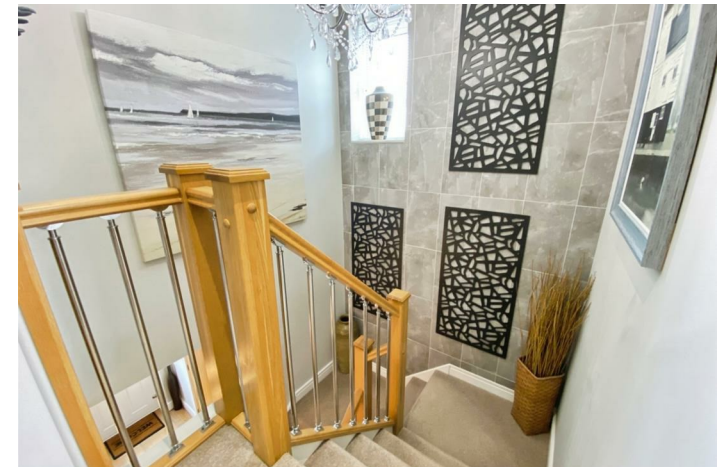
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**Anti Money Laundering Regulations – Purchasers**

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.

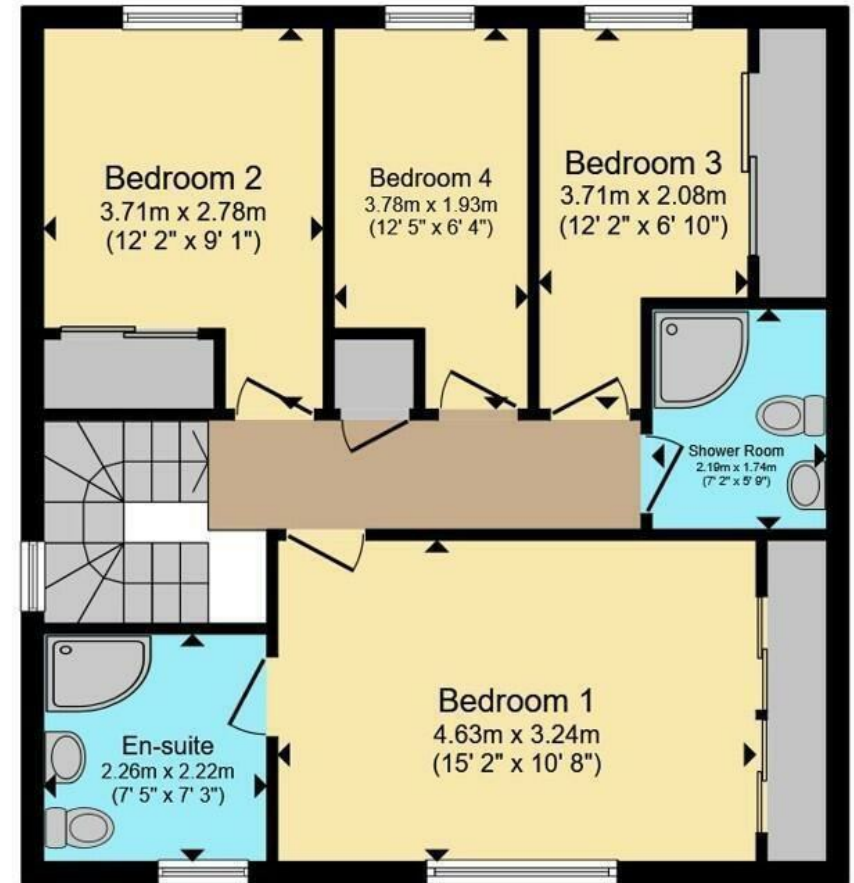
**Proof of Finances**

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**



**First Floor**

Total floor area 145.4 m<sup>2</sup> (1,565 sq.ft.) approx

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.

