



45 Gwealhells Warren  
Helston, TR13 8PQ











# 45 Gwealhellis Warren Helston, TR13 8PQ

Enjoying stunning views across the Cober Valley and open countryside beyond, this spacious and well presented 4 bedroom detached home offers the perfect blend of countryside living with town convenience.

Tucked away in a fantastic location with direct access to a picturesque woodland walk along the banks of the River Cober, this impressive home is just moments from the wide range of amenities in the popular market town of Helston.

Beautifully arranged over three floors to take full advantage of the views, the property features generous and versatile living space, including three en suite bedrooms, making it ideal for modern family life, multi-generational living, or those who work from home.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price £595,000**

**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  
Cloakroom  
Kitchen  
Utility room  
Dining room  
Sitting room with Balcony

Downstairs to

Bedroom with ensuite  
Bedroom  
Bedroom with Ensuite  
Family Bathroom

Downstairs to  
Second sitting room  
Master bedroom with ensuite shower and bathroom

**Garage**

There is a single integral garage which is perfect for additional storage.

**Parking**

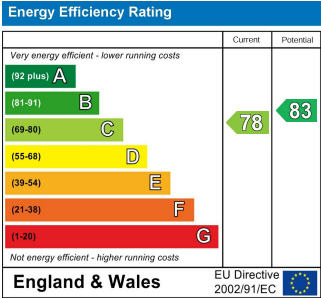
Parking on the level area for around 5 vehicles.

**Outside**

The garden can be accessed either directly from the second sitting room or via an external staircase that leads up from the parking area, offering convenience and flexibility. This delightful outdoor space is predominantly level and features a patio area, perfect for outdoor dining, relaxing, or entertaining guests. An added bonus is the presence of an external









electricity point, ideal for powering garden lighting, outdoor equipment, or even creating a cosy outdoor workspace. The garden enjoys excellent sunlight throughout the day and is a true sun trap, making it a lovely spot to enjoy during the warmer months.

#### Services

Mains Electricity, Gas, water and drainage.

#### Agents Note

#### Council Tax Band- E

#### What3Words

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#### Anti Money Laundering Regulations – Purchasers

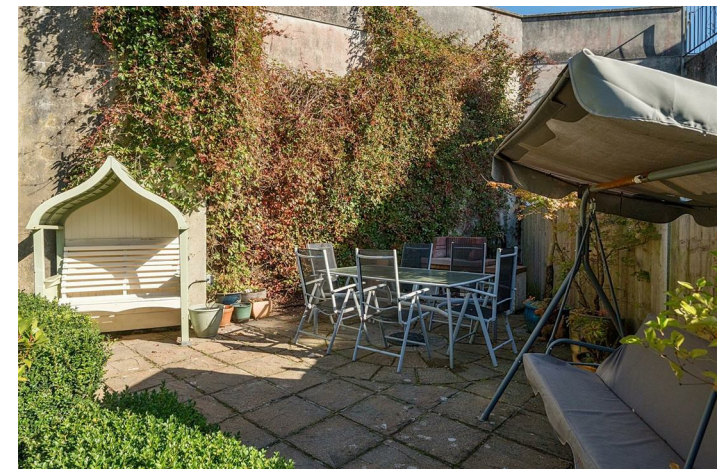
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

#### 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.

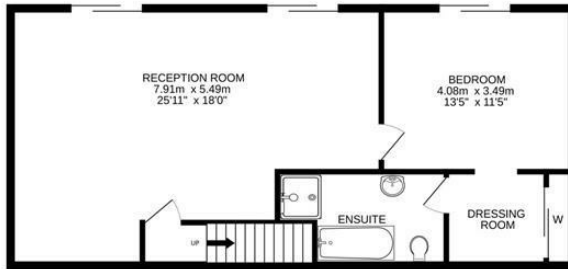
#### Broadband & Mobile Phone Coverage

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/>

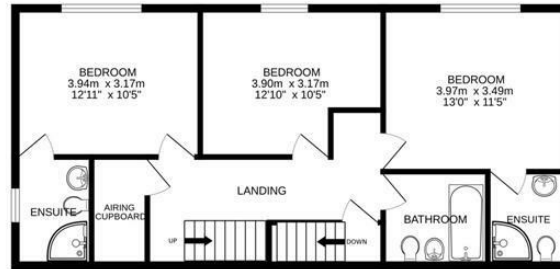




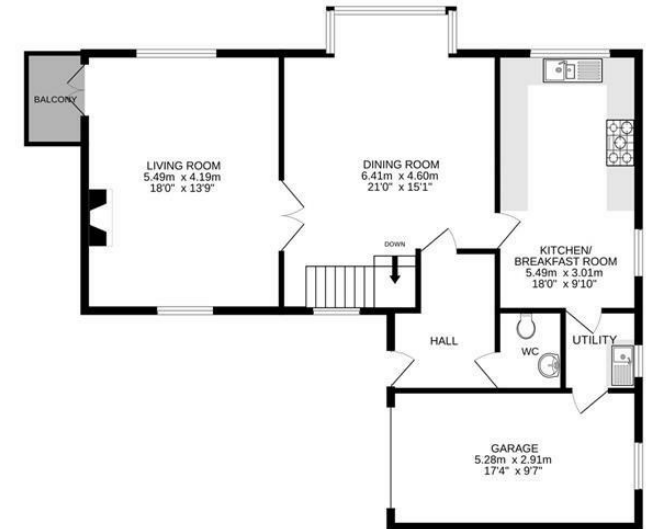
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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