

# Sunnyside, 134 Meneage Street Helston, TR13 8RQ











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This charming three bedroom cottage has been renovated to a high standard, seamlessly combining character features with modern living. The property is approached via a front courtyard and opens into a welcoming entrance conservatory. Inside, the sitting room is full of character, featuring a wood burning stove as a central focal point. The modern kitchen is well appointed and leads through to a separate dining room, ideal for entertaining. Further ground floor accommodation includes a useful utility room and a shower room. On the first floor are three bedrooms. To the rear, the cottage benefits from a low maintenance courtyard garden which includes a useful external store. Finished to an excellent standard throughout, this delightful home is ready to move into and would make an ideal main residence, second home, or investment property. Early viewing is highly recommended to appreciate the quality and charm on offer.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price - £275,000**

**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**

Entrance Conservatory  
Sitting Room  
Kitchen  
Dining Room  
Utility Room  
Shower Room  
First Floor  
Bedroom One  
Bedroom Two  
Bedroom Three

**Outside**

To the front is an enclosed courtyard and to the rear is a further low maintenance garden area.

**Services**

Mains electricity, water and drainage.







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			
		39	81
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	



**Rights of Way**

The property enjoys a right of way across the rear courtyard of the neighbouring property.

**Council Tax Band- B****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.

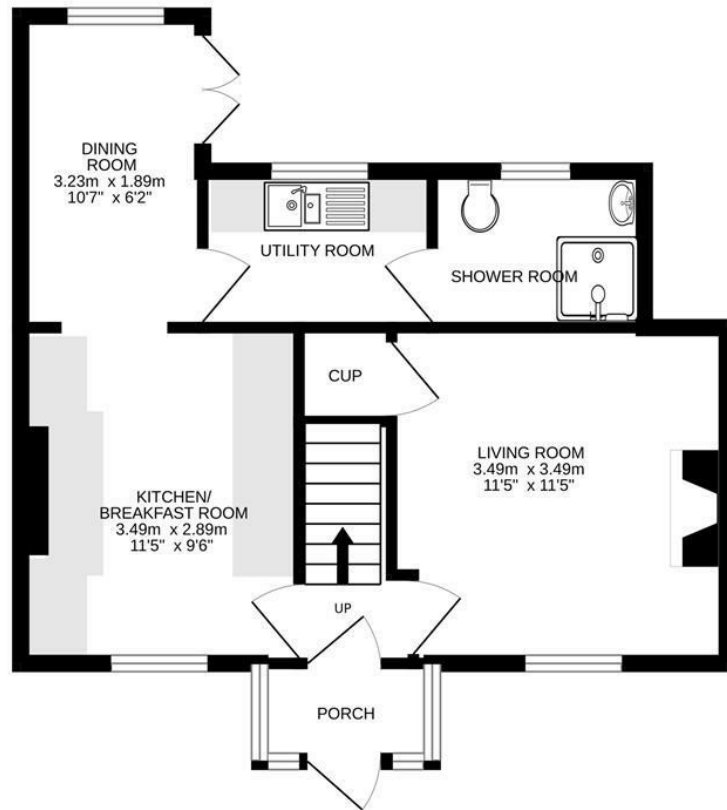
**Broadband & Mobile Phone Coverage**

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/>

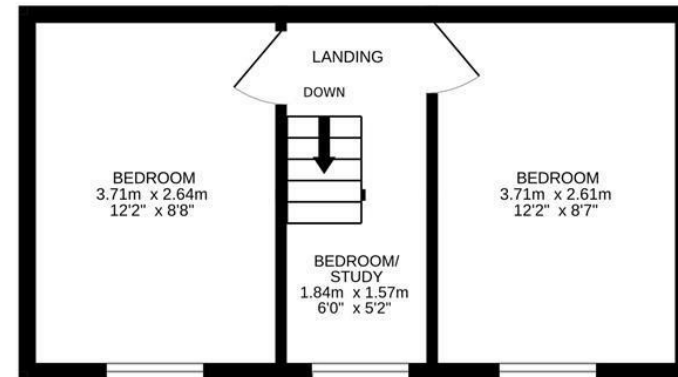




GROUND FLOOR



1ST FLOOR



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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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.



