



Bridge Cottage, 1 Post Office Row, Gweek, Helston, TR12 6TU

Guide Price £335,000

A delightful and characterful mid 19th century Grade II Listed 2 bedroom stone cottage, beautifully positioned in the heart of the picturesque village of Gweek, at the head of the renowned Helford River. The property features an extended kitchen/dining area and enjoys a deep, mature, and peaceful garden that extends down to a stream.

Key Features

- Charming end of terrace stone-built Listed cottage
- Located in the centre of the desirable village of Gweek
- Stunning, mature garden with access to stream
- 2 double bedrooms
- Extended to the rear
- Excellent home or investment opportunity



THE LOCATION

Gweek lies at the head of the famous Helford River and has a strong sense of community, benefiting from a thriving village shop, pub/restaurant and cafe located by the slipway on the famous Gweek classic boatyard.

Bridge Cottage is situated in the heart of the historic core of the village. Falmouth is less than ten miles away, with the nearest town being Helston, just over three miles away, which offers a full range of shopping, commercial and leisure amenities. The Gweek classic boatyard provides boat storage and repair facilities, together with access onto the beautiful, tree-lined, day-sailing waters of the Helford River and Falmouth Bay beyond. Beautiful walks and drives abound in the area, with The Lizard's many beauty spots, including Porthleven, Gunwalloe, Cadgwith, Coverack, Kennack Sands and Helford Village etc, all just a few minutes' drive away.

THE ACCOMMODATION COMPRISES

A shallow step rises to the front courtyard garden, bordered by hedging and a low brick wall, comprising mature shrubs. A further shallow step rises to the wooden front entrance door, opening into the:-

ENTRANCE PORCH

Space for coat hooks. Fuse box and electric meter. Door to the:-

LIVING ROOM

Oak floorboards, log burner set on a slate hearth with granite lintel. Multi-pane single glazed sash window to front elevation. Exposed ceiling beams, hanging light, electric radiator. Door to the:-

INNER HALLWAY

Tiled flooring. Door to family bathroom, doorway and step descending to kitchen/dining room. Turning staircase rising to the first floor level, with under-stair storage cupboard.

FAMILY BATHROOM

A three piece suite comprising low flush WC with wall-mounted cistern, wash hand basin set on a wooden mounted stand with ceramic taps and tiled splashback, and panelled bath with integrated shower unit, shower screen, tiled splashback and ceramic taps. Wood-effect flooring, heated towel rail. Multi-pane single glazed sash window with bespoke shutters, overlooking side courtyard area. Recessed ceiling lights.

KITCHEN/DINING ROOM

part of a more recent extension, a deep, double aspect room, with single glazed windows to the side elevation and a single glazed patio door leading to the rear garden. The kitchen comprises eye and waist level units, with inset ceramic Belfast sink and integrated mixer tap, tiled splashback and feature Everhot electric Range within a brick arch recess. Space for secondary modern electric oven, stainless steel extractor hood. A secondary door leads to the side courtyard area. Wood-effect flooring, space for dining room furniture. Electric radiator, loft hatch.

FIRST FLOOR

LANDING

Doors to all bedrooms.

BEDROOM ONE

A double bedroom with multi-pane sash window to the front elevation. Wooden flooring, electric radiator.

BEDROOM TWO

Another double bedroom with continuation of wooden flooring, multi-pane window overlooking the rear elevation and into the garden, with lovely views of surrounding trees and countryside. Door to integrated storage/wardrobe area. Electric heater.

THE EXTERIOR

REAR GARDEN

A wonderful deep rear garden, mainly laid to lawn with mature shrubs and plants to either side and mature trees. A paved pathway leads to a stone outbuilding, as well as a gate to the boat/parking area, with further useful storage space and external electric supply. Access to another outbuilding, behind which is a stunning and tranquil sitting area with steps to the stream. This garden is simply magnificent, mature and tranquil.

GENERAL INFORMATION

SERVICES

Mains water and electricity are connected to the property. Private drainage (package treatment plant). Telephone points (subject to supplier's regulations). Electric heaters.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

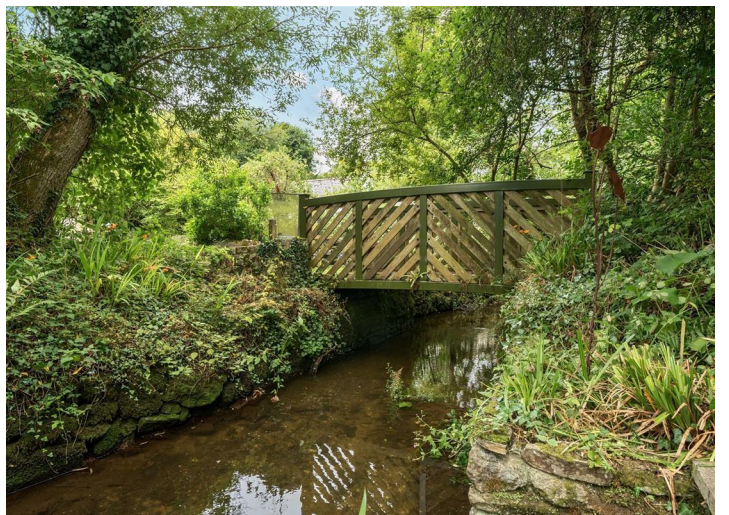
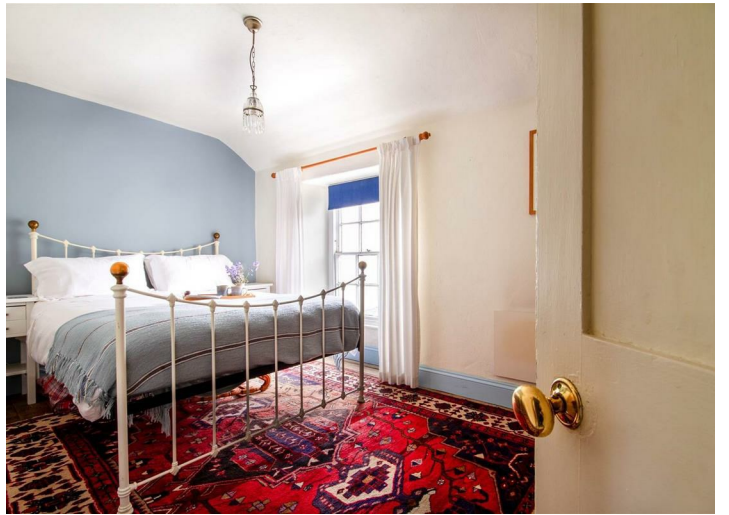
AGENT'S NOTE

We understand the owners of Bridge Cottage are able to drive a vehicle down the adjacent public highway to park within the curtilage of the property, currently used as boat storage.

We also understand the neighbouring property has pedestrian right of way across the rear garden.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan

Post Office Row, Gweek, Helston, TR12

Approximate Area = 717 sq ft / 66.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Laskowski & Company. REF: 1329348