



1 Brewery Lane, Helston, TR13 8YG

£235,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

1 Brewery Lane

- TWO BEDROOM COTTAGE
- TUCKED AWAY LOCATION
- CLOSE TO TOWN'S AMENITIES
- BEAUTIFULLY APPOINTED CONTEMPORARY KITCHEN
- IMMACULATELY PRESENTED
- PATIO GARDEN
- PARKING
- FREEHOLD
- COUNCIL TAX C
- EPC C72

Genuinely tucked away and yet just moments from the vibrant heart and amenities of Helston is this appealing and beautifully presented two bedroom cottage with allocated parking and gardens to the front and side.

Located within a Conservation Area that preserves the historic quarter of Helston, the property is delightfully and conveniently positioned for all that the town has to offer.

The handsome local stonework hints at a timeless period charm, whilst inside, this modern cottage offers the ease, quality, and comfort of contemporary living throughout.

The light filled sitting room opens, through French doors, into a private courtyard style garden, creating a seamless flow between inside and out.

Inside, the home continues to impress with a beautifully appointed contemporary kitchen featuring polished stone worktops, crisp 'metro style tiling' and a useful range of built in appliances.

Upstairs there is a generously sized family bathroom with a lovely fitted suite and two double bedrooms, one of which has fabulous bespoke wardrobing.

Outside a raised patio garden enjoys a sunny outlook with charming views towards the parish church. Perfect for sitting out, relaxing and enjoying a late afternoon or evening tippie.

Practicality is equally well considered, with two allocated parking spaces being a real bonus in a part of town where parking is seldom available.

A deceptively spacious, beautifully presented, quality modern property that should be viewed to fully appreciate and which we unreservedly recommend to potential purchasers.

The accommodation in brief comprises an entrance hall, cloakroom, kitchen / dining area, lounge, family bathroom, and two bedrooms. The property benefits from gas fired central heating and double glazing. Outside there are two allocated parking spaces, a raised patio garden to the front and an enclosed courtyard style garden to the side.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Smart part glazed wooden door to

ENTRANCE HALLWAY

With wood flooring, spotlighting arrangement, wall mounted electric consumer unit, opening to staircase and latched doors to lounge and cloakroom.

CLOAKROOM

Having a white low-level w.c, pedestal wash hand basin, chrome ladder style towel rail, recessed spotlighting, wood flooring and obscure glazed window to the side.

LOUNGE 11'5" x 11'7" (3.48m x 3.53m)

Light and airy dual aspect living space with bespoke French doors opening out into the enclosed patio garden, wood flooring, wall mounted feature lights, window to the rear aspect and an opening to

KITCHEN / DINING AREA 14'1" x 8'7" (4.29m x 2.62m)

With beautiful polished stone working top surfaces incorporating a one and a half bowl ceramic sink with swans neck mixer tap over, inset drainer to side and a Neff electric hob. Complimented by contemporary cabinetry that includes base cupboards and drawers, display shelves and matching wall cupboards. Integrated appliances include a fridge freezer, electric oven and a slimline dishwasher, whilst space is provided for a washing machine. Additional features include corner carousel units, some attractive white 'Metro style' tiling, wood flooring, feature pendant lighting, an extractor, a wall mounted Ideal gas fired boiler, cabinet lighting and windows to the rear aspect. Latched door to useful under stairs storage cupboard with shelving and courtesy light.

A staircase rises and turns to the first floor.

FIRST FLOOR

LANDING

Of generous proportions with white balustrade, latched door to airing cupboard with shelving, loft hatch to roof space and latched doors to the family bathroom and both bedrooms.

BEDROOM ONE 11'5 x 8'4 11'5" x 8'4" (3.48m x 2.54m)

Comfortable double bedroom with window to side overlooking patio garden.

BEDROOM TWO 11'9 x 8'2 11'9" x 8'2" (inc built-in wardrobes) (3.58m x 2.49m (inc built-in wardrobes))

Double bedroom with a range of beautifully crafted bespoke wardrobes and storage and a window to the rear aspect.

BATHROOM

Generously sized and nicely appointed with a white suite comprising a low-level w.c, pedestal wash hand basin and a 'P' shaped panelled open ended bath with shower screen and thermostatic shower. There is a chrome ladder style tile rail, recessed spotlighting, shaving point/light, attractive tiling to some walls, luxury grey wood effect flooring and obscure glazed windows to the front aspect.

OUTSIDE

A tucked away lane leads into the parking area in which the residence has two allocated spaces. The side patio garden is nicely enclosed, enjoys good degrees of privacy and has been designed with ease of maintenance in mind.

To the front, steps lead up to a delightful raised patio garden with an established range of shrubs, plants and flowers at its borders. Enjoying a sunny outlook and seemingly an ideal place to sit out and enjoy the last rays of sunshine of the day.

SERVICES

Mains electricity, water, gas and drainage.

AGENTS NOTE ONE

We are advised that there is a pedestrian right of way passing along the front of the property which enables access to the neighbouring property.

AGENTS NOTE TWO

The property is situated within a Conservation Area.

AGENTS NOTE THREE

The property is accessed from Church Street, via Brewery Lane, over which our owners advise us they have a pedestrian and vehicular right of way.

AGENTS NOTE FOUR

The maintenance of the driveway and parking area is shared between No.1 and No.2 Brewery Lane. Further details are available upon request.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

COUNCIL TAX

Council Tax Band

WHAT3WORDS

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

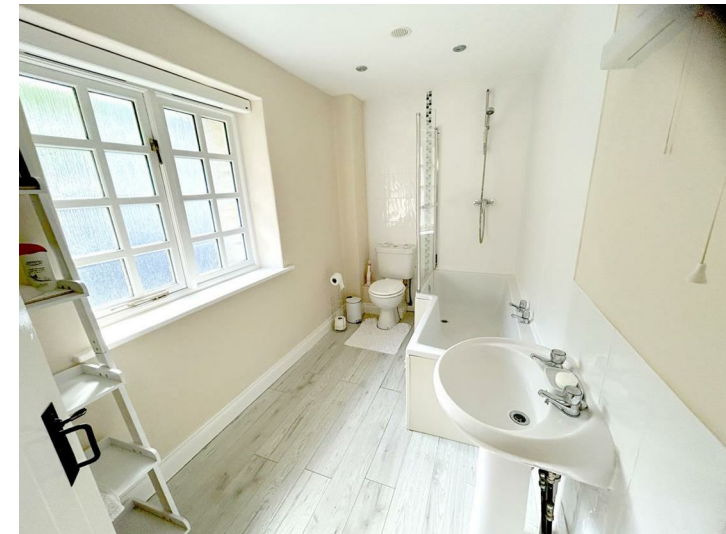
<https://checker.ofcom.org.uk/>

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

23rd March 2026.







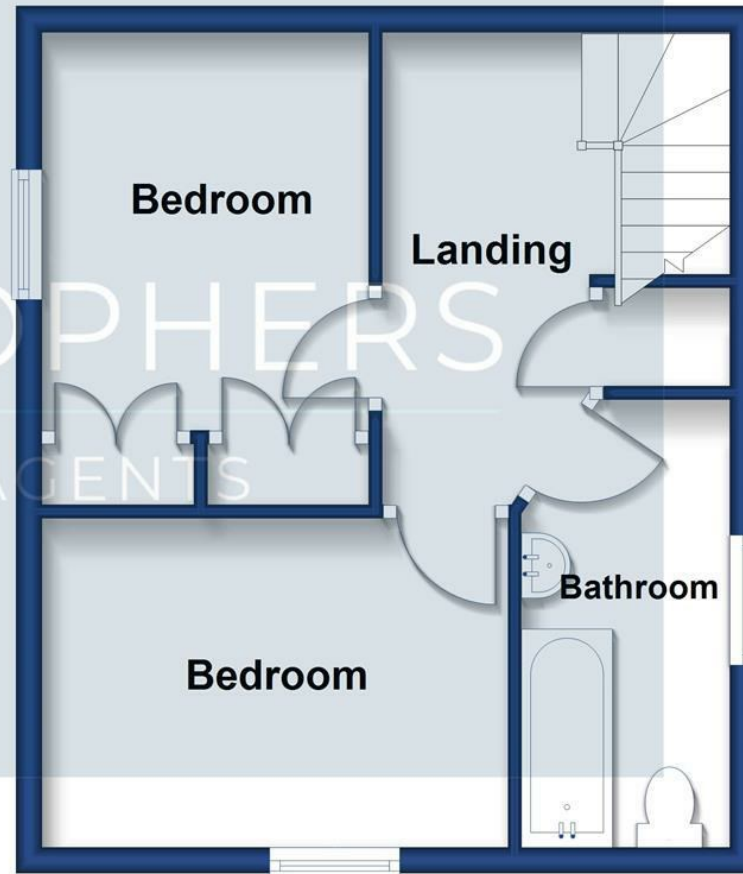
Ground Floor

Approx. 33.2 sq. metres (357.0 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.0 sq. feet)



Total area: approx. 66.3 sq. metres (714.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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