



Trelubbas Wartha House Wendron, TR13 0LR

£825,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Trelubbas Wartha House

- FOUR BEDROOM DETACHED PERIOD RESIDENCE
- TIMELESS CHARACTER & INSPIRED CONTEMPORARY DESIGN
- LOCATED AT THE END OF A PRIVATE LANE
- GROUNDS APPROACHING THREE QUARTERS OF AN ACRE
- A MODERN ARCHITECTURAL TWIST
- GARDEN CHALET
- DRIVEWAY PARKING & GARAGE
- FREEHOLD
- COUNCIL TAX D
- EPC D58

This beautifully presented four bedroom detached period residence, with a modern architectural twist, is a successful fusion of timeless character and inspired contemporary design.

Situated towards the end of a private lane just moments from Helston and the towns' amenities, yet conveying a rural feel, the property stands proud amidst grounds approaching three quarters of an acre.

This elegant and appealing double fronted residence has an impressive entrance canopy, bay windows and an appealing tree lined approach on foot through timber arches.

Electric entrance gates open onto a sweeping driveway, with a bespoke 'labyrinth' style turning circle, coupled with ample off road parking, creating an impressive sense of arrival.

At the heart of the property lies the stunning architect designed open plan kitchen and breakfast room, a light filled space that effortlessly bridges traditional and modern living. This exceptional room features a fabulous fitted kitchen with quartz worktops, breakfast bar seating, skylights, porcelain flooring, a walk in larder and a comprehensive range of high quality integrated appliances.

Beautifully proportioned accommodation flows from this focal point, including a generously sized triple aspect lounge & dining room, which spans the full depth of the residence and an inviting sitting room with a decorative fireplace and sunny outlook across the delightful gardens. Period features abound throughout, with exposed stonework, feature fireplaces, a wood burning stove, bay windows and window seats adding warmth and character.

Internally, the home is completed by four generous bedrooms, each enhanced with bespoke fitted furniture, a stylish family bathroom with open ended bath and large walk in shower, along with a useful utility room and fitted downstairs shower room.



The beautifully landscaped grounds are a stand out feature and have been thoughtfully designed to create an exceptional setting for relaxing and outdoor entertaining.

A Mediterranean inspired sun terrace forms the perfect social hub, complete with an outdoor kitchen ideal for al fresco dining, summer soirées and relaxed family gatherings. An ornamental pond adds to the atmosphere and visual interest, while carefully planned tiered lawns & mature shrubs and trees provide both colour and privacy, allowing the space to be enjoyed throughout the seasons.

The gardens cradle the residence, providing multiple areas for entertaining, dining and quiet relaxation, all framed by mature landscaped grounds. Further accommodation and versatility is provided by a well appointed timber garden room / studio which stands proudly within the grounds and a garden chalet to the rear of the property. Both would seem to have scope for a variety of uses, subject to any necessary permissions or consents.

This is a truly exceptional home offering refined living, privacy and outdoor enjoyment in equal measure.

The accommodation in brief comprises, on the ground floor, an entrance hallway, lounge / dining room, sitting room, rear hallway, utility room, inner hallway, open plan kitchen / breakfast room and shower room. On the first floor are four bedrooms and a family bathroom. Further accommodation can be found in the garden chalet and garden room / studio situated within the grounds. The property benefits from double glazing and gas central heating.

Helston serves as the gateway to the stunning Lizard Peninsula and provides an excellent range of amenities including national retailers, a cinema, leisure centre with indoor swimming pool, and a selection of shops and eateries. The beautiful Penrose Estate links the town to the coast and offers miles of picturesque walks and cycle routes—perfect for enjoying the very best of this beautiful part of Cornwall.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Impressive open canopy with courtesy light and granite step to

ENTRANCE DOOR

Solid wood, part obscure glazed entrance door with transom to

ENTRANCE HALLWAY

With attractive 'Minton' style tiled flooring, openings to the staircase and inner hallway, raised cupboard with electric consumer unit, terracotta floor tiles and doors off to the rear hallway, lounge / dining room and sitting room.

LOUNGE / DINING ROOM 25'3" x 12' (inc bay window) (7.70m x 3.66m (inc bay window))

Well proportioned triple aspect room with authentic wood flooring and an impressive local stone fireplace with a slate hearth and wood burning stove providing a lovely focal point for the room. There is a recessed bookcase and cupboard, feature pendant lighting, bay window with shutter to front and windows to both side and rear aspects.

SITTING ROOM 13'7" x 12'11" (inc bay window) (4.14m x 3.94m (inc bay window))

Delightful cosy room with ornate cast iron decorative fireplace with tiled hearth and wooden mantle and a bay window to the front aspect with shutter and a sunny outlook over the front garden and grounds.





REAR HALLWAY

With terracotta floor tiling, door to under stairs storage cupboard with shelving, rear entrance door and door to utility room.

UTILITY ROOM 9'8" x 9' (2.95m x 2.74m)

A very practical room with wood effect working top surfaces which incorporate a stainless steel sink with drainer and Swan's neck mixer tap over and a number of high gloss cupboards under. Spaces are provided for a free-standing fridge / freezer, washing machine and tumble dryer, whilst there is terracotta floor tiling, a hatch to the roof void and a window to the rear aspect.

INNER HALLWAY 17'4" in length (5.28m in length)

Having porcelain floor tiling, recessed spotlighting and an opening to the kitchen / breakfast room and shower room.

SHOWER ROOM

With a beautifully appointed fitted suite comprising a low-level w.c, wash hand basin with mixer tap over and vanity cupboard under and a generous walk-in shower cubicle with tiled surround, housing a thermostatic shower with shower attachment and Rainforest style drencher head. There is a chrome ladder style heated towel rail, recessed spotlighting, an extractor, a fitted mirror with light, slate style floor tiling and an obscure glazed window to the rear.

KITCHEN / BREAKFAST ROOM 23'3" (narrowing to 18'2") x 22'8" (7.09m (narrowing to 5.54m) x 6.91m)

A striking triple aspect open plan living space flooded with natural light and enhanced by a striking exposed stone feature wall, porcelain flooring and bi-fold doors that open invitingly onto the sun terrace.

KITCHEN AREA

A well equipped and beautifully appointed contemporary fitted kitchen with bespoke quartz working top surfaces incorporating a sink with side drainer and flexible mixer tap and a ceramic electric induction hob with glass splash-back and hood over. There is an array of attractive grey high gloss cabinetry featuring a corner carousel unit, an integrated sliding refuse unit and a fabulous 'walk in' larder cupboard with sensor lighting and a useful range of shelving. Integrated appliances include a NEFF electric oven and grill, wine chiller, and a tall fridge and freezer. The area is enhanced by a breakfast bar arrangement with bespoke pendant downlighting, twin skylights and recessed spotlighting. There are twin windows to the front aspect, a window to the rear, and windows and a door to the side.

A white painted wooden staircase with a carpet runner rises and turns to the first floor.

LANDING

With loft hatch to roof space, coloured glass feature window to rear aspect, positive pressure ventilation system and doors off to the family bathroom and all four bedrooms.

BEDROOM ONE 13'4" x 11'6" (max measurement) (4.06m x 3.51m (max measurement))

A comfortable dual aspect double bedroom with a bespoke range of fitted wardrobes with hanging rails, shelving and storage cupboards over. There is a bench seat with storage under, an acoustic slatted wall panel and windows to both the front and side elevations.

BEDROOM TWO 13'5" x 10'1" (narrowing to 9'6") inc built-in wardrobe (4.09m x 3.07m (narrowing to 2.90m) inc built-in wardrobe)

Double bedroom with wood flooring and fitted wardrobes with sliding doors with hanging rails, storage and shelving. Sash window to front aspect.

BEDROOM THREE 11'7" x 9'4" (inc built-in wardrobes) (3.53m x 2.84m (inc built-in wardrobes))

Double bedroom with wood flooring and a range of bespoke fitted wardrobes with hanging rail, storage cupboards and shelving. Window to rear aspect with outlook to rear garden and countryside beyond.

BEDROOM FOUR 8'2" x 6'4" (inc built-in cupboard) (2.49m x 1.93m (inc built-in cupboard))

Single bedroom with wood flooring, sash window to front aspect and built in cupboard with slatted shelving.

BATHROOM

Luxuriously appointed with contemporary suite comprising a low-level w.c with concealed cistern, a mounted wash hand basin with hung vanity drawer under and mixer tap over, a double ended bath with niche, mixer tap and a generous walk-in tiled shower with glass screen, shower niche and a thermostatic shower with attachment and 'drencher head'. These are complemented by an 'anthracite' contemporary heated towel rail, slate style floor tiling, partial tiling to the walls, recessed spot lighting, an extractor, a feature mirror and a sash window to the rear aspect.

OUTSIDE

GARDENS & GROUNDS

Granite pillars with electric gates open into a tree-lined driveway with a 'labryinth' style turning circle and ample parking for a number of vehicles. There is an adjacent electric car charging point for convenience.

The generous gardens and grounds are beautifully landscaped with expanses of well tended lawn enclosed by neat fencing and mature hedging.

An undoubted highlight is the Italian style garden area with an ornamental pond, attractive tiered lawns and bespoke flagstones affording access to a delightful millboard sun patio with a well equipped outdoor kitchen. A perfect space in which to sit out and relax on a summers day and enjoy family barbecues and outside entertaining with friends and guests.

The outdoor kitchen comes complete with a slate work-surface and preparation area and a stainless steel sink with storage cupboards and shelves under.

An expanse of lawn to the front of the residence plays host to a versatile garden room / studio with a decked frontage, courtesy lights and a generous patio area enjoying a sunny aspect and good degrees of privacy. This could suit a number of intended uses subject to any necessary permissions or consents.

The attractive bi-fold doors open out onto the beautifully kept sun terrace and provide an ideal place in which to sit and enjoy a spot of al fresco dining whilst taking in the outlook over the garden and grounds.

To the rear, low stone walls with raised beds and picket gates afford access to the neatly lawned rear garden and adjacent garden chalet which has a separate gated access to the side. Outside tap.

GARAGE 16'7" x 15'7" (5.05m x 4.75m)

With twin timber doors opening out into a useful garage / workshop space with power and light, overhead eaves storage and windows to both side and rear aspects.

A wooden side gate and steps lead up to a stone chipped area and a covered porch with entrance door to





GARDEN CHALET

KITCHEN AREA

Having slate flooring, electrics and plant for the private borehole water supply, hatch and a part glazed UPVC entrance door. There is a wood effect work-surface with cupboards under, wall units over and space for a fridge freezer. Door to

SHOWER ROOM

With wood flooring, recessed spotlighting, extractor, frosted glazed window to front and a suite comprising a low-level w.c, wash hand basin with vanity cupboard under, a feature mirror over and a generous walk in tiled shower cubicle with glass screen and electric shower. Step up to

STUDIO / BEDROOM 13'2" x 11'1" (4.01m x 3.38m)

Comfortable double bedroom with recessed spotlighting, attractive wall lights and French doors to the side aspect. There is a pleasant outlook over the rear garden and a stone chipped access path.

From the driveway a pathway leads down to the

GARDEN ROOM / STUDIO

With steps up to decked frontage and bi-fold entrance door opening into

STUDIO 19'3" x 12'2" (5.87m x 3.71m)

A light and versatile space with wood effect flooring, recessed spotlighting, bi-fold doors with sunny outlook to front, an electric wall mounted heater and doors to built in wardrobe and

SHOWER ROOM

Nicely appointed with low-level w.c, rectangular wash hand basin with vanity cupboard under and a tiled shower cubicle with glass door and tiled surround, housing an electric shower. There is slate effect tiling to the floor, an extractor and a feature mirror.

GARAGE 16'7" x 15'7" (5.05m x 4.75m)

With twin timber doors opening out into a useful garage/workshop space with power and light, overhead eaves storage and windows to both side & rear aspects.

SERVICES

Mains gas & electricity. Private drainage. Private borehole for water supply.

AGENTS NOTE ONE

The property has private drainage by way of a septic tank.

AGENTS NOTE TWO

The property has a private water supply by way of a borehole.

AGENTS NOTE THREE

The residence has a right of way along the private access lane. Further details are available upon request.

AGENTS NOTE FOUR

We are advised that the garden chalet was in situ when our owners purchased the property and has been upgraded and insulated during their tenure.

AGENTS NOTE FIVE

Our owners advise us that the garden room / studio was intended to be used as a home office and gym space and as such no formal planning consent was obtained at that time. Further details are available upon request.

COUNCIL TAX BAND

Council Tax Band D.



WHAT3WORDS

hands.nuptials.tactical

ANTI-MONEY LAUNDERING

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

DATE DETAILS PREPARED.

18th May 2026.

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/>

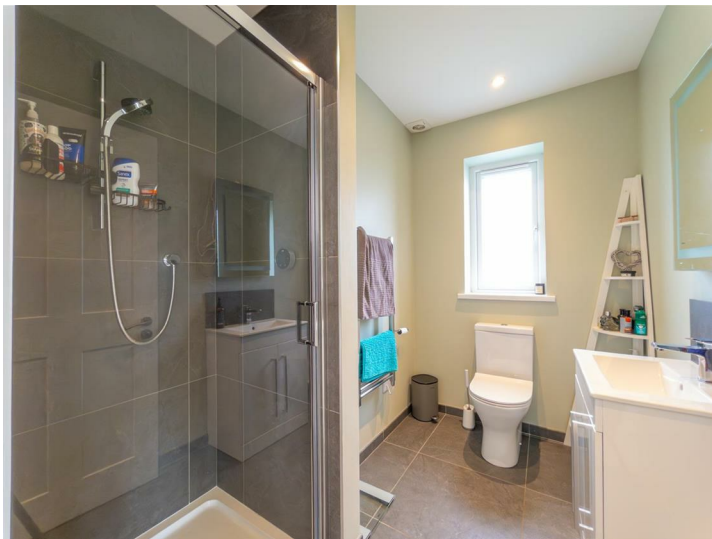
PROOF OF FINANCE - PURCHASERS

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.





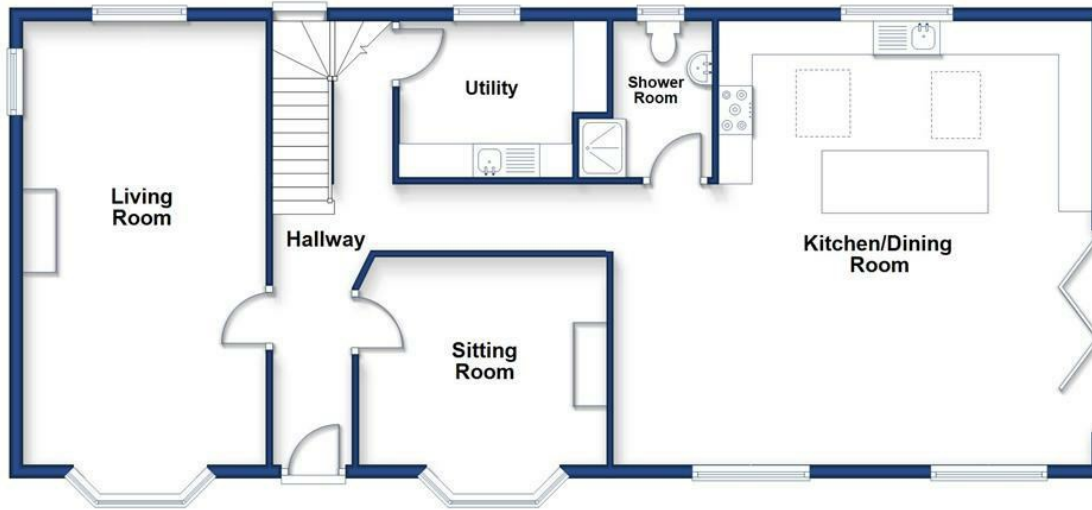






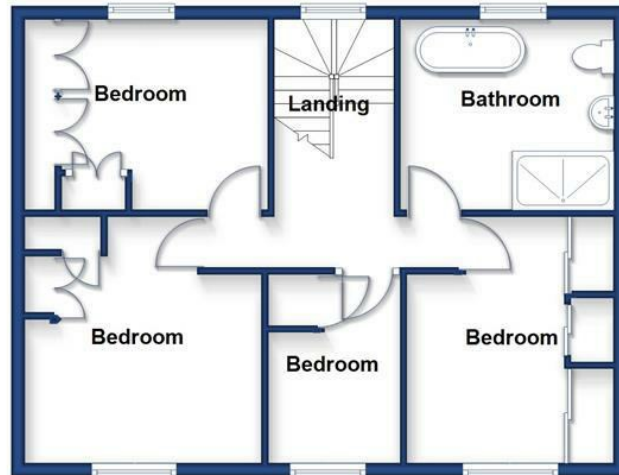
Ground Floor

Approx. 107.1 sq. metres (1152.9 sq. feet)



First Floor

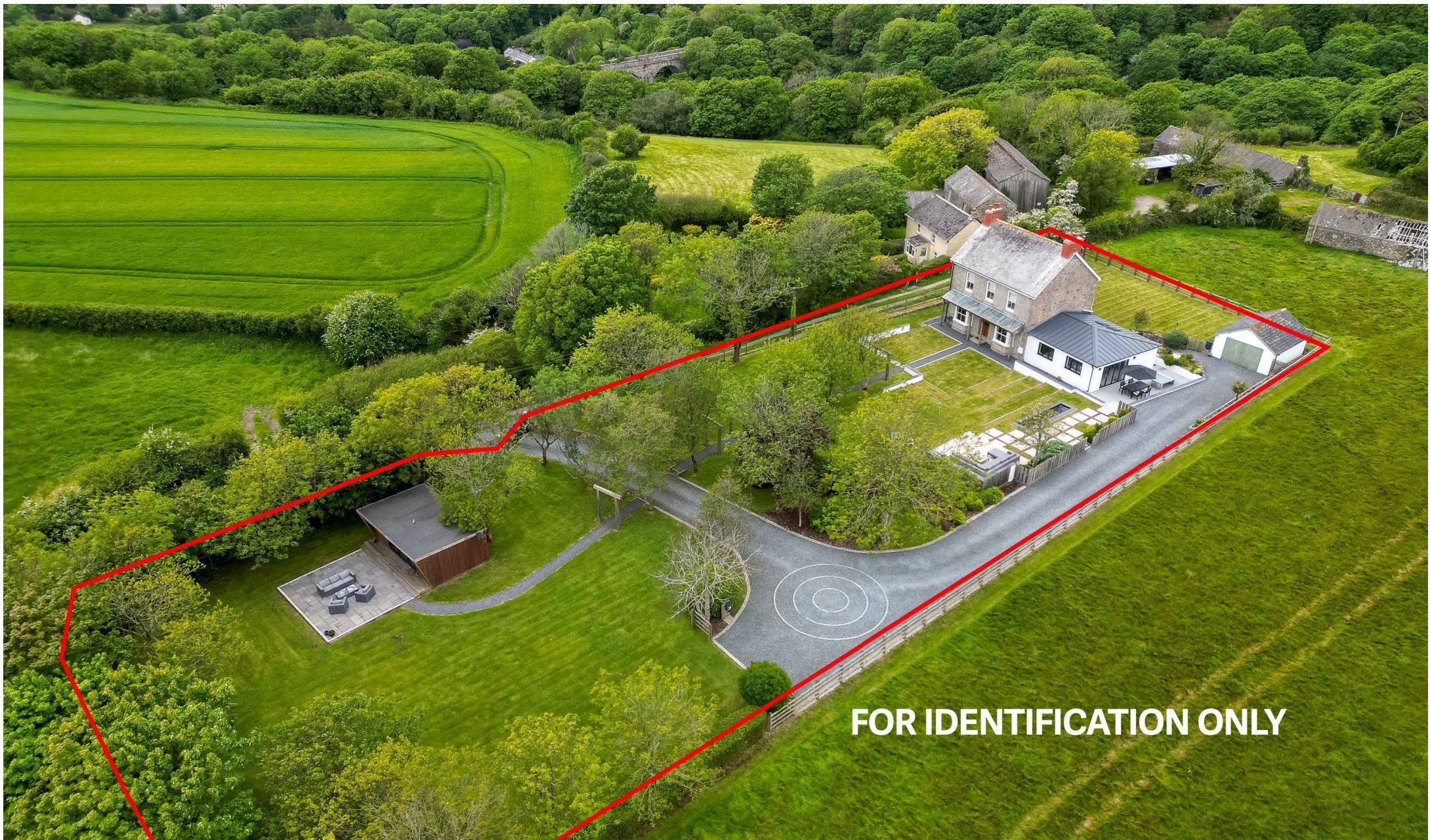
Approx. 58.8 sq. metres (632.5 sq. feet)



Total area: approx. 165.9 sq. metres (1785.4 sq. feet)

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			
England & Wales		EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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