



6 Old Mill Lane, Helston, TR13 8HG

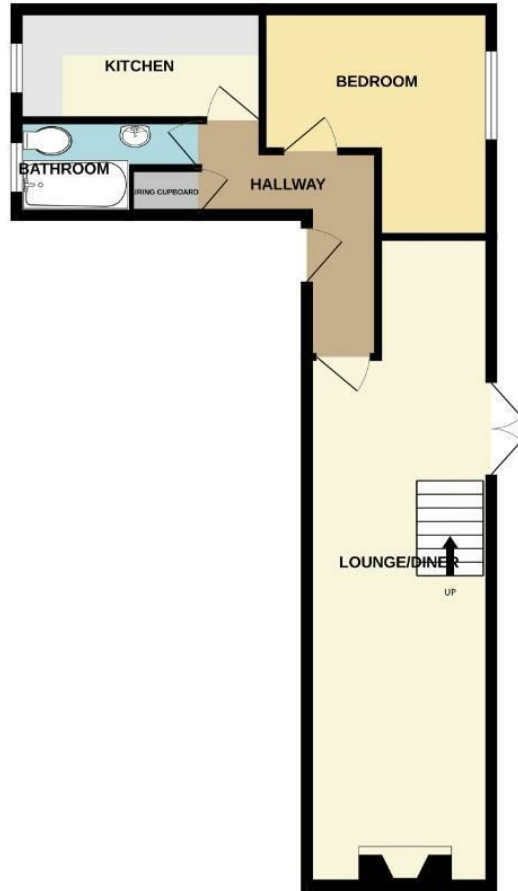
## 6 Old Mill Mill Lane, Helston, TR13 8HG

Guide Price £250,000

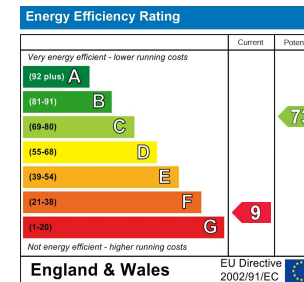
Discover the allure of the Cober Valley with the latest gem from Hunters West Cornwall, an exquisite one-bedroom cottage with no onward chain. With character features that tell tales of bygone eras and a quirky mezzanine level that adds a touch of whimsy, this property is a true embodiment of uniqueness and charm. Outside you will find a convenient off-street parking space and an enchanting walled garden. We recommend booking an appointment to view at your earliest convenience, to avoid missing out.



HUNTERS WEST CORNWALL | 01736 800919  
westcornwall@hunters.com | [www.hunters.com/west-cornwall](http://www.hunters.com/west-cornwall)



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.  
Made with: Miroplan ©2023



## The Property

As you journey along Mill Lane beneath a lush canopy of trees, an historic chimney stack emerges, nestled within the garden of the cottage. This towering relic stands as a proud testament to the property's rich history as part of the former mill, a watchful guardian overlooking the serene woodlands and meandering river.

Not to be outdone, the cottage itself boasts charming stone elevations adorned with meticulously crafted cut granite quoins. Welcoming you at the front of the property, a convenient parking space ensure easy access. Sheltered beneath a pitched porch canopy, the front door beckons you warmly into the cottage's inviting hallway.

The heart of this home is the lounge diner, a space that effortlessly marries character with modern comfort. The partially vaulted ceiling draws your gaze upward, the exposed wood 'A-frames' and beams creating an airy yet cosy ambiance. The fireplace takes centre stage, with its granite surround and slate hearth providing both warmth and a touch of rustic elegance. Sun streams through the windows from the front and side aspects, whilst French doors at the rear beckon you onto a charming patio, seamlessly merging indoor and outdoor living. Overlooking this scene is the quirky mezzanine level, which has its own access staircase, with handy built in storage underneath.

The remaining accommodation comprises a well-appointed kitchen, modern bathroom, and spacious bedroom. Heading back outside, we come to the pièce de resistance of this home. The wonderful walled garden that's an oasis of tranquillity. Imagine sipping your morning coffee on the patio, amidst blooming flowers and lush greenery, with the gentle melody of birdsong serving as a serene backdrop – summertime bliss!

## The History

Before its conversion into apartments and this cottage, The Old Mill served as a hub of local industry, grinding corn, bark, and pressing leather until 1937. The historical roots of this site delve even deeper, with records suggesting the presence of a mill here as far back as 1260.

## The Location

Here you will feel like you've 'escaped to the country', whilst enjoying the benefits of being just a stone's throw from Helston's charming town centre.

Mill Lane is a highly sought after address and serves as a gateway to the picturesque Cober Valley. On a personal note, it's on the route I take during my daily morning run! Mornings can often be a beautiful time in the Cober Valley; with the rising sun reflecting off the nearby river, birds beginning to sing and the occasional gentle passing clip-clop of horse hooves. This area is perfect for nature lovers and outdoor enthusiasts, with scenic walking trails, picturesque woodlands, and a meandering river all on your doorstep just waiting to be explored.

Head out a little further in the opposite direction, and within a ten minute or so walk you'll encounter the picturesque Coronation Lake and Park, complete with a cozy café, children's play area, inviting picnic spots, and a serene boating lake. Nearby lies the Penrose Walks, a National Trust trail winding through further captivating countryside towards the coast.

While you may feel peacefully ensconced in the countryside being on Mill Lane, Helston's town centre is a mere two-minute drive or leisurely ten-minute stroll away. Here you'll discover a quaint town centre adorned with a pleasing range of locally owned independent shops, delectable cafes and restaurants, and welcoming public houses. Perhaps you'll be enticed to taste the legendary Spingo Ale at the medieval Blue Anchor Inn, a brew that's said to have graced Helston for six centuries!

Helston enjoys international attention as the home of the annual 'flora day' celebration, a vibrant and centuries-old event marked by colourful processions, traditional dancing, and a joyful atmosphere that engulfs the town – it attracts tourists from all over the world who come to witness and participate in this event. Helston was also notably the birthplace of Bob Fitzsimmons in 1863, who went on to become the first three-division champion in professional boxing.

Beyond Helston, Cornwall's other treasures beckon. Within two and a half miles lays the pretty fishing village of Porthleven, renowned for its incredibly popular food festival and pristine beach. Other nearby beaches include Gunwalloe and Praa Sands, which are 4.6 and 6.2 miles distant, respectively.

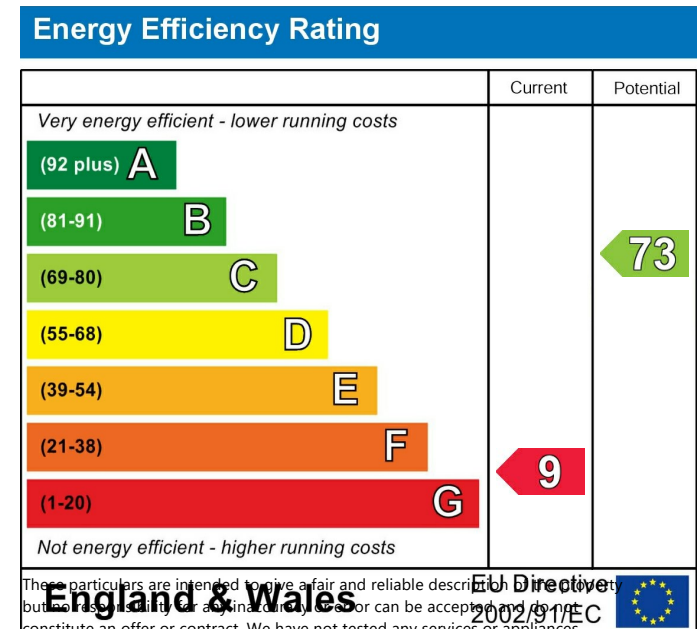
Other popular locales within a short drive include Helford Village, Falmouth, Penzance, and St Ives which are 10.7, 13.2, 13.3 and 15.5 miles distant, respectively.

## Agents Notes

The property is owned by an employee of Hunters West Cornwall.

EPC Rating 'G'

Council Tax Band 'A'



These particulars are intended to give a fair and reliable description of the property but do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





