56 Church Street, Helston, TR13 8NJ

£315,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

56 Church Street

- TWO BEDROOM GRADE II LISTED RESIDENCE
- IMMENSE CHARM & CHARACTER
- GREATLY ENHANCED BY CURRENT VENDORS
- SITUATED IN THE HEART OF A CORNISH MARKET TOWN
- GOOD SIZE GARDEN
- OUTBUILDING IDEAL FOR HOME OFFICE/ART STUDIO
- FREEHOLD
- COUNCIL TAX C
- EPC D66

Situated in the heart of the Cornish market town of Helston is this two bedroom, attached property having immense charm and character. The Grade II listed residence, which has an attractive local stone facade, is said to be a former school house and has been greatly enhanced by the current vendors. Benefitting from mains gas central heating, a real highlight is the good size rear garden with an abundance of shrubs and plants and a pleasant patio area.

A tastefully thought out renovation providing modern living, whilst retaining the historic character. This property, we are advised, has undergone a comprehensive renovation, the exterior boasts a recently installed roof, complemented by a blend of sleek double glazed aluminium and refurbished sash windows. Inside, on the ground floor, the home flows over lime stone flooring and on the first floor, recently fitted carpets and fresh plastering, provides a stylish finish. The separate studio has been thought out with the creative individual in mind and features traditional lime plaster and a dedicated electrical infrastructure - including an independent fuse box and earth - which we are advised is perfectly suited for a kiln. The information previously stated as being provided to us by the vendors.

In brief, the accommodation comprises a kitchen/diner and completing the ground floor a lounge. On the first floor is a shower room and two bedrooms. Accessed via the garden is a good size outbuilding with vaulted beam ceiling which would seem ideal as a home office or an art studio (subject to any required consents).

Helston is the gateway to The Lizard Peninsula with its stunning features, coves and cliff top walks. The town itself is a bustling market town providing facilities that include national stores, health centres, a cinema and leisure centre with indoor pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

KITCHEN/DINER 22'3" x 9'9" (6.78m x 2.97m)

A dual aspect room with limestone tiled floor and kitchen area comprising of a custom built kitchen, including working top surfaces incorporating a sink unit with mixer tap over, cupboards and drawers under and a wall cupboards over. There is space for an oven, integrated dishwasher and an integrated fridge freezer. There are stairs to the first floor with understairs cupboard and door to

LOUNGE 15'9" x 10'3" (4.80m x 3.12m)

Having tri-fold double glazed doors to the garden and a fireplace which acts as a focal point for the room with tiled hearth and housing a wood burner.

STAIRS AND LANDING

With outlook over the town and towards open countryside, a built-in cupboard which houses the boiler and space for washing machine and door to

SHOWER ROOM

Comprising a close couple W.C., shower cubicle, wash basin with surround and mixer tap over. The room has partially tiled walls and a towel rail.

BEDROOM ONE 14'6" x 10'3" (4.42m x 3.12m)

A dual aspect room, outlook over the town and towards open countryside.

BEDROOM TWO 7'6" x 7' (2.29m x 2.13m)

Having a built-in cupboard and access to the loft. There is an outlook towards St. Michael Church.

OUTBUILDING 13' x 7'9" (3.96m x 2.36m)

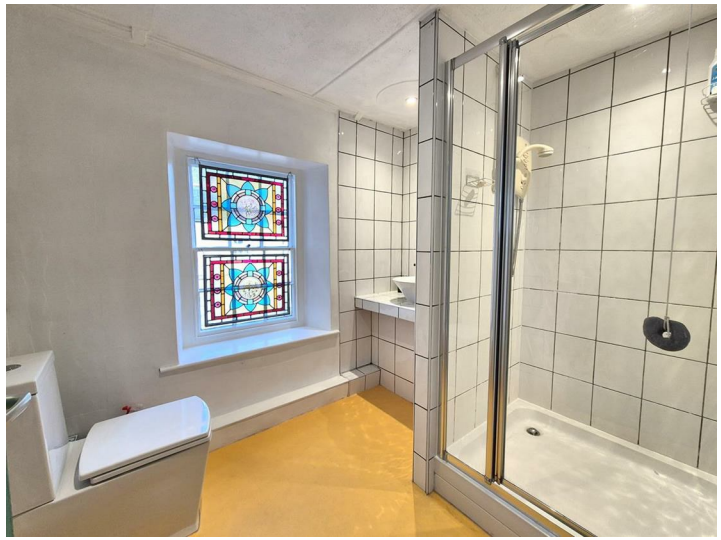
Accessed via the rear garden is this dual aspect room with skylight and an attractive beamed ceiling.

AGENTS NOTE

We are advised that this property is Grade II listed.

AGENTS NOTE TWO

We are advised that there is a right of way to the front of the residence over the courtyard to access 56 Church Street.



AGENTS NOTE THREE

We are advised that there is a small area of asbestos above the boiler cupboard.

SERVICES

Mains electricity, water, drainage and gas.

WHAT3WORDS

presenter.captions.exacts

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.

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/

ANTI-MONEY LAUNDERING

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

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.

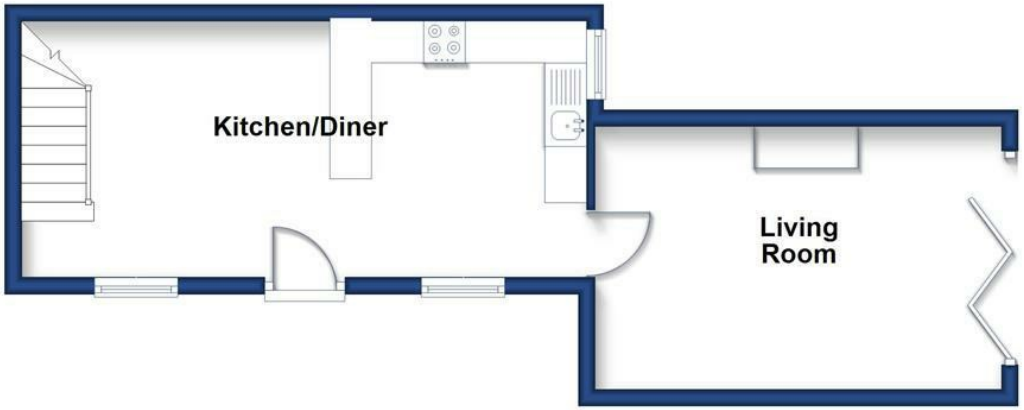
COUNCIL TAX

Council Tax Band C.

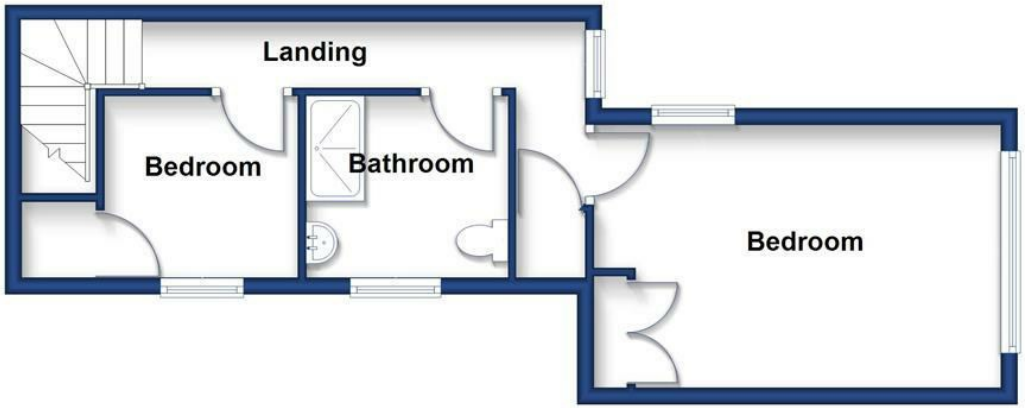
DATE DETAILS PREPARED.

14th January 2026.

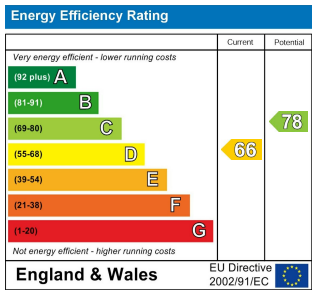
Ground Floor
Approx. 47.9 sq. metres (515.8 sq. feet)



First Floor
Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 84.4 sq. metres (908.9 sq. feet)



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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