



Cross Street, Helston, TR13 8NG

£350,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Cross Street

- NESTLED IN THE SOUGHT AFTER HISTORIC QUARTER OF HELSTON
- ATTACHED THREE BEDROOM CHARACTER COTTAGE
- DELIGHTFUL GARDENS
- WEALTH OF PERIOD FEATURES
- HANDSOME STONE FRONTED RESIDENCE
- CONVENIENTLY POSITIONED FOR THE TOWN CENTRE
- FREEHOLD
- COUNCIL TAX D
- EPC F28

Nestled within the sought after historic quarter of Helston, is this appealing three bedroom 'attached' character cottage with a delightful garden and ornamental pond.

This handsome stone fronted residence offers a wealth of period features including picture rails, window seats, authentic wood flooring and, of course, wood burning and multi fuel stoves to add to the cosy cottage ambience.

The striking Oriel bay window in the master bedroom provides the perfect viewpoint from which to enjoy the Flora Day dancers as they pass by.

A generously sized open plan kitchen and dining area is well suited to cater for family gatherings and social entertaining, whilst the lounge with a wood burning stove is perfect for those nights in by the fire during cooler months.

On the first floor are three double bedrooms, two with authentic wood flooring and an elevated outlook towards the cottage gardens and sun patio. A nicely appointed family bathroom with a panelled bath and separate shower cubicle complete the upstairs accommodation.

Outside the enclosed cottage garden is a real highlight, being attractively stocked with specimen plants and trees and enjoying good degrees of privacy. An ornamental pond adds to the sense of calm, with an adjacent sun patio seemingly the ideal place from which to experience it. The outside space is complemented by a courtyard area with an outbuilding providing useful storage.

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 accommodation in brief comprises an entrance hall, kitchen/ dining room, lounge, utility room, bathroom and three bedrooms.







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.

Cross Street is regarded as one of Helston's most historic streets and is on the traditional route of the Flora Day procession, Helston's celebration day'

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

ENTRANCE HALL

With a slate effect tiled floor, stairs to first floor, door to storage cupboard with electric consumer unit, doors to kitchen / dining room and lounge.

LOUNGE 14'6" x 12' (4.42m x 3.66m)

With picture rail, a feature fireplace with stone surround, polished slate hearth and wooden mantle, playing host to a wood burning stove and providing a lovely focal point for the room. Multi pane window with outlook to front garden.

KITCHEN / DINING AREA

DINING AREA 14'9" (narrowing to 8') x 14' (4.50m (narrowing to 2.44m) x 4.27m)

With an impressive local stone fireplace hosting a multi fuel burner, alcoved storage cupboards, window seats, terracotta floor tiling, exposed stonework and two attractive multi pane windows to the front garden. Opening to.

KITCHEN AREA 14'3" x 6'9" (4.34m x 2.06m)

Comprising wood effect working top surfaces incorporating a sink with drainer and mixer taps over and an electric ceramic hob. There are a pleasing range of base cupboards and drawers with matching wall cupboards over. There is a built-in oven, space for a freestanding fridge freezer, a bespoke larder style wall cupboard with display shelving, a decorative fireplace with a stone and tile surround, tiled flooring and a window to the rear aspect. Door and steps to the utility room.

UTILITY ROOM 20' x 7'9" (average measurements) (6.10m x 2.36m (average measurements))

Currently utilised as a utility room with space for a washing machine and tumble dryer - the area could be adapted to provide a useful workshop space. There is a flagstone floor and an outlook to the courtyard area.

A staircase rises to the first floor

FIRST FLOOR

LANDING

With skylights, airing cupboard housing immersion tank and doors off to bathroom and all three bedrooms.

BEDROOM ONE 14'3" x 12'9" (4.34m x 3.89m)

Comfortable double bedroom with authentic wood flooring and a feature Oriel window, providing the perfect vantage point along Cross Street to enjoy Helston Flora Day.

BEDROOM TWO 11'9" x 9'9" (3.58m x 2.97m)

Double bedroom with window to front.

BEDROOM THREE 11'9" (narrowing to 9'7") x 9'1" (3.58m (narrowing to 2.92m) x 2.77m)

Double bedroom with varnished wood flooring and window overlooking front garden.

BATHROOM

Having a white fitted suite comprising a low-level w.c with concealed cistern, wash hand basin with vanity cupboard under, a panelled bath and a curved shower cubicle with tiled surround and an electric shower. There is a chrome ladder style heater towel rail, a mirrored medicine cabinet, a downflow heater, vinyl flooring and a part obscure glazed window to the rear aspect.

OUTSIDE

An entrance gate opens invitingly into the cottage garden with steps and a stone path leading to the front entrance door. The delightful garden is a real feature of the property, being neatly enclosed with mature shrubs, trees and plants at the borders. These are complemented by an ornamental pond and patio area, which would seem an ideal place in which to sit out and relax in late afternoon and evening sunshine.

A gate leads to a rear courtyard area with two useful stores and an outside tap.

SERVICES

Mains electricity, water and drainage.

AGENTS NOTE ONE

Our owners advise us that there is Chancel Repair Liability payable by way of a one off insurance policy at a cost of circa £20.

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 D.

WHAT3WORDS

[invite.employers.steady](https://www.what3words.com/)

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.

6th May 2026.





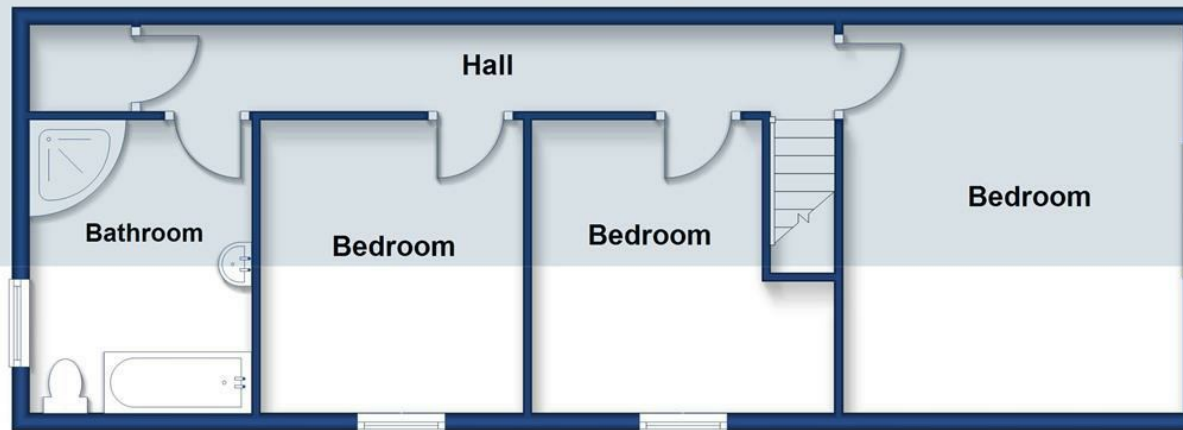
Ground Floor

Approx. 73.9 sq. metres (795.5 sq. feet)



First Floor

Approx. 58.4 sq. metres (628.9 sq. feet)



Total area: approx. 132.3 sq. metres (1424.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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