


# The Old Sand School, Weeth House Helston, TR13 0RA

£375,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

# The Old Sand School, Weeth House

- BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME
- SUPERB RURAL OUTLOOK BETWIXT HELSTON AND PORTHLEVEN
- SPACIOUS DUAL-ASPECT LOUNGE WITH LOVELY VIEWS
- MODERN KITCHEN/DINER WITH FRENCH DOORS TO GARDEN
- MASTER BEDROOM WITH EN SUITE AND JULIET BALCONY
- ENCLOSED GARDENS, COURTYARD AND OFF-ROAD PARKING
- FREEHOLD
- COUNCIL TAX C
- EPC C74

An excellent opportunity to acquire this beautifully presented three-bedroom semi-detached home, enjoying a lovely rural outlook in a convenient position between the market town of Helston and the popular coastal village of Porthleven.

Offering a wonderful balance of countryside living and modern convenience, this is a home with a lovely feel, combining light-filled accommodation, generous living space and attractive views.

A welcoming entrance hallway leads through to a particularly spacious dual-aspect lounge, a lovely room in which to relax and unwind, with plenty of natural light, a delightful rural outlook and a cosy log burner. The lounge flows through to the well-appointed kitchen/diner, providing a sociable and well-connected space with plenty of room for cooking, entertaining and family dining. French doors open directly onto the enclosed rear garden, creating a lovely connection between indoor and outdoor living. A useful ground-floor cloakroom and excellent storage complete the ground-floor accommodation.

Upstairs are three well-proportioned bedrooms, with the Master bedroom enjoying an en-suite shower room and Juliet balcony, making the most of the property's lovely far-reaching rural views. A beautifully appointed family bathroom serves the remaining bedrooms.

The property benefits from double glazing and oil-fired central heating, with the added comfort of underfloor heating throughout the ground floor.

Outside, there is a gravelled courtyard and parking area, whilst to the rear is a nicely enclosed garden, providing a lovely space to enjoy the outdoors and surrounding rural outlook.

A particularly appealing home for those seeking a little more space, a countryside outlook and a relaxed lifestyle, whilst remaining within easy reach of town amenities and the beautiful Cornish coastline.




May the world be your oyster



LOCATION

Perfectly positioned between the historic market town of Helston and the picturesque harbour village of Porthleven, this property enjoys the best of both worlds, combining the appeal of a countryside setting, lovely surrounding views and convenient access to a wealth of local amenities and coastal attractions.

Helston is a vibrant market town, famed for its historic Flora Day celebrations on 8th May, when the streets come alive with greenery, bluebells, gorse and the sound of the famous Flora Dance. The town offers an excellent range of everyday amenities, including supermarkets, independent shops, schools, a leisure centre with swimming pool and gym, together with beautiful surrounding countryside. The boating lake and National Trust-owned Penrose Estate provide wonderful opportunities for walking and enjoying the outdoors, while Helston is also regarded as the gateway to the spectacular Lizard Peninsula.

Just a short drive away, the much-loved coastal village of Porthleven offers a very different but equally appealing lifestyle. Centred around its beautiful traditional working harbour, Porthleven boasts an excellent selection of independent shops, cafes and quality restaurants, alongside a sandy beach, popular surf break and a wonderful stretch of coastline.

With the convenience of Helston and the coastal lifestyle of Porthleven both close at hand, this is an enviable location offering a wonderful balance of country living and coastal convenience. The wider towns of Falmouth, Penzance, Hayle and the cathedral city of Truro are also all within easy reach.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR LEADS TO

ENTRANCE HALLWAY

With wood effect flooring, turning staircase rising to the first floor and doors to:

CLOAKROOM

With dual flush W.C., wall mounted wash hand basin with tiled splashback and storage, further storage cupboard and coat hanging space. There is wood effect flooring, extractor, the room is lit by downlighters.

From the entrance hallway attractive glazed French doors lead to:

LOUNGE 16'0" x 14'1" (4.9 x 4.3)

A well-proportioned dual-aspect room with windows to the front and side, the latter enjoying pleasant rural outlooks. There is an inset log burner set upon a slate hearth, with an opening through to:

**KITCHEN/DINER 21'7" x 10'4" (6.6 x 3.17)**

A superb open-plan space, divided by an attractive archway into kitchen and dining areas. The kitchen comprises a lovely cream high-gloss fitted range with wood-effect worktops, incorporating a Hotpoint touch-control ceramic hob with stainless steel and glass extractor hood over, together with a stainless steel sink and drainer unit with mixer tap. There is an excellent range of base, drawer and wall-mounted units providing ample storage.

Integrated appliances include a double oven, dishwasher and fridge/freezer. A central island unit incorporates a useful breakfast bar arrangement, with further cupboards and drawers beneath. A front-aspect window enjoys a lovely rural outlook.

The archway leads through to the dining area, which has a side-aspect window and attractive French glazed doors, together with additional windows providing lovely views and leading out onto the garden. The whole area is finished with attractive wood-effect flooring, creating a warm and contemporary space ideal for both everyday living and entertaining.

From the entrance hallway a turning staircase leads to:

**FIRST FLOOR**

**LANDING**

With light tube allowing natural light to flow into this space and engineered oak doors to:

**MASTER BEDROOM 12'4" x 11'7" narrowing to 7'8" (3.77 x 3.54 narrowing to 2.35)**

With glazed doors opening onto a Juliet balcony, enjoying a fine outlook over the National Trust's Penrose Estate and surrounding open countryside, together with a lovely townscape towards Helston, framed by the Parish Church. The room also benefits from a double-door built-in wardrobe, with a door leading to:

**EN SUITE SHOWER ROOM**

Comprising a beautifully appointed suite including a glazed and tiled walk-in shower cubicle with extractor fan over, wash hand basin set within a vanity unit with useful drawer storage beneath, and a dual-flush WC. There is also a ladder-style chrome heated towel rail, attractive wall tiling, wood-effect flooring and a lit mirror. A side-aspect window provides natural light and ventilation.

**BEDROOM TWO 9'7"" x 8'9" (2.94" x 2.67)**

With window to the front aspect and double door built-in wardrobe.

**BEDROOM THREE 9'6" x 9'4" maximum measurement (2.90 x 2.85 maximum measurement)**

An L-Shaped room with window to the front aspect, double door built-in wardrobes and a further overstairs linen cupboard, a loft hatch to the roof space.

**BATHROOM**

Comprising a well-appointed suite including a panelled bath with mixer taps and shower over, complemented by a glazed shower screen and attractive tiled splashback. There is a wash hand basin set within a vanity unit with useful drawer storage beneath and mixer tap, together with a dual-flush WC. Further features include a ladder-style chrome heated towel rail, illuminated mirror, side-aspect window, attractive wall tiling and wood-effect flooring.

**OUTSIDE**

To the front there is a gravelled courtyard area that leads onto the parking, two useful sheds and pedestrian access is gained down the side of the property that leads to:
















**REAR GARDEN**

The garden is nicely enclosed by established hedging and enjoys fabulous views across the woodland of the National Trust's Penrose Estate, together with rolling open countryside and a lovely Helston townscape, beautifully framed by the Parish Church. A patio seating area provides an ideal spot from which to enjoy the outlook, with glazed French doors leading directly back into the dining room. There is also a further useful patio area to the side, providing additional outdoor seating or entertaining space.

**SERVICES**

Mains water, electricity and private drainage which is shared with the property next door.

**FLOOD RISK**

River & Sea Very Low Surface Water Very Low

**AGENTS NOTE ONE**

We are advised that a covenant will prevent The Old Sand School from being let out or used for holiday let purposes. Further details are available upon request.

**AGENTS NOTE TWO**

We are advised by our owners that the water is supplied by South West Water free of charge. The owners then pressurise and filtrate the water further using their own private filtration system and supply it to other properties within the complex at a current cost of £45 pcm. New Owners may continue with this arrangement but are under no obligation to do so. Further details on request.

**AGENTS NOTE THREE**

During the conveyancing process the Old Sand School and the adjacent property, Penrose View, will become separate legal titles.

**AGENTS NOTE FOUR**

We are advised by our owners that they are in the process of converting the oil-fired boiler to an air source heat pump.

**ANTI-MONEY LAUNDERING**

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

**COUNCIL TAX**

Council Tax Band C.

**DATE DETAILS PREPARED.**

11th August 2026.

**WHAT3WORDS**

glance.poet.liver

**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.

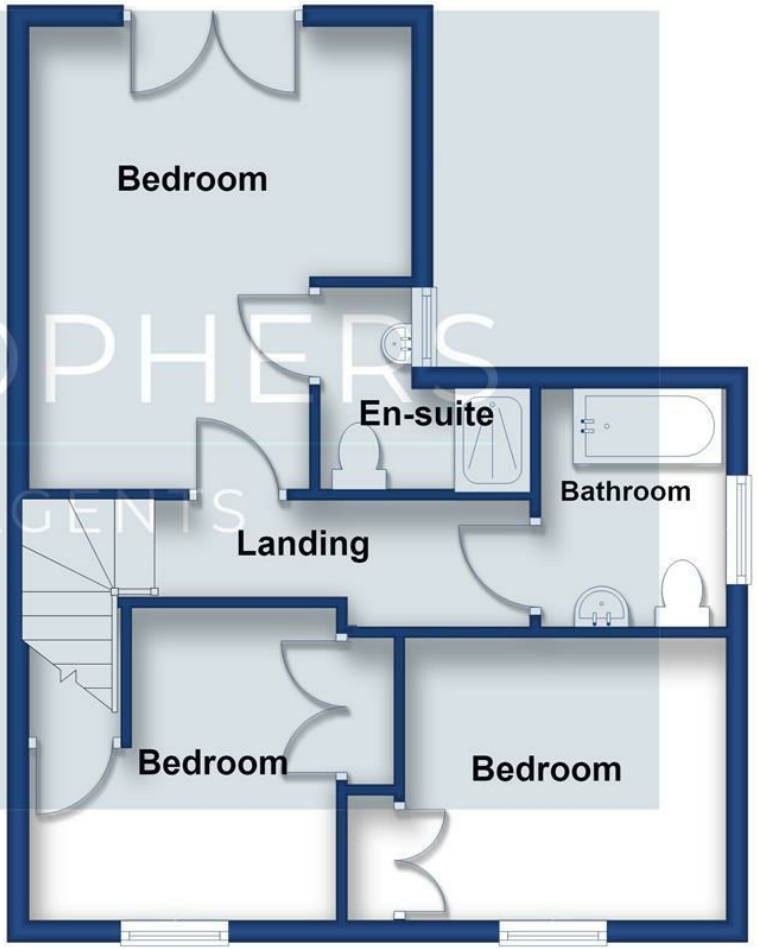
## Ground Floor

Approx. 52.8 sq. metres (567.8 sq. feet)




## First Floor

Approx. 43.9 sq. metres (472.7 sq. feet)

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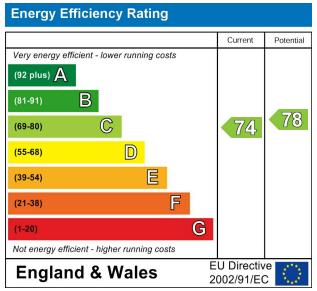
Total area: approx. 96.7 sq. metres (1040.5 sq. feet)




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.




## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com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