



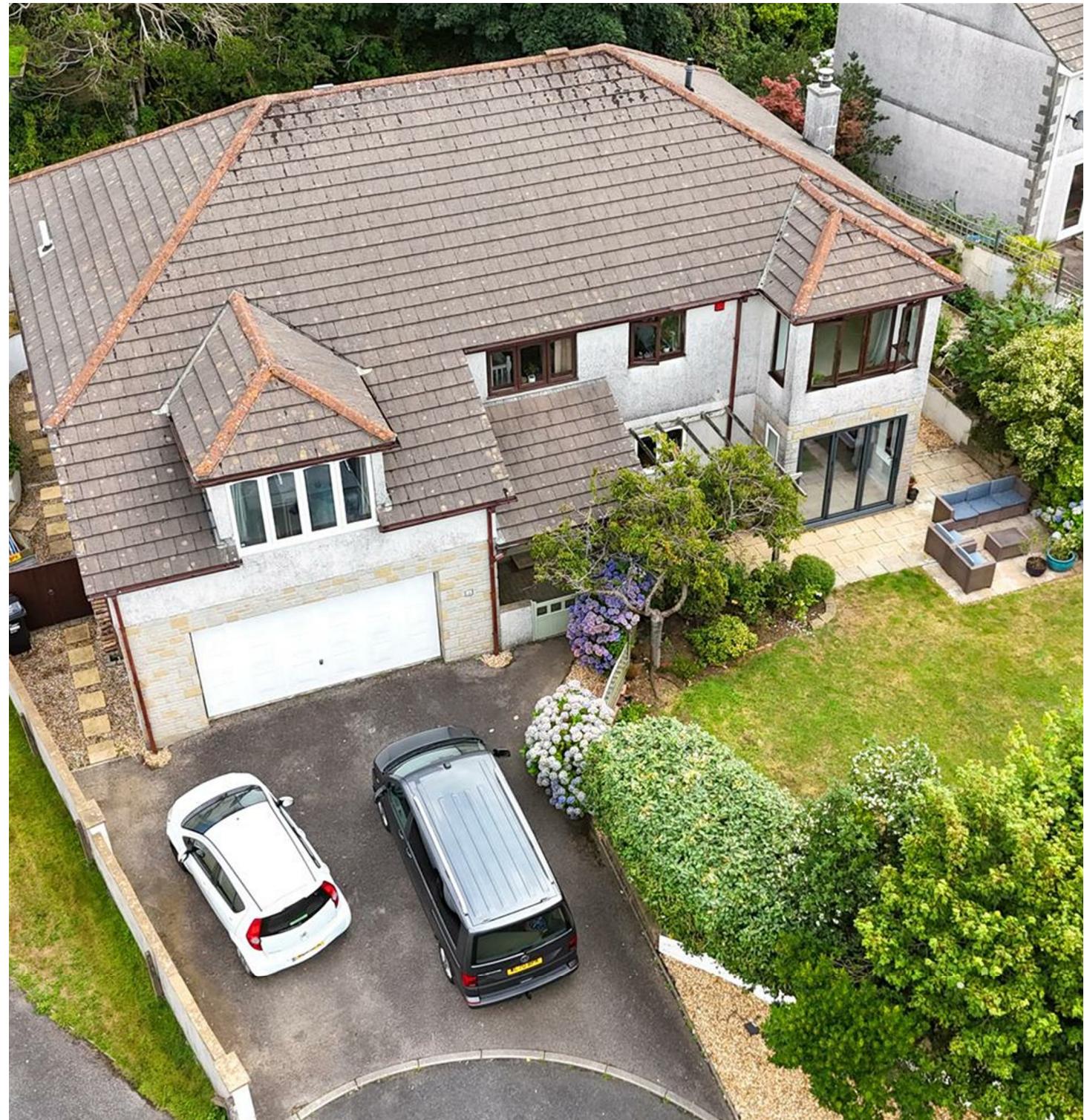
3 Lower Hillcrest, Helston, TR13 8TF

£630,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

3 Lower Hillcrest

- LARGE DETACHED SIX BEDROOM PROPERTY WITH PENTY OF FLEXIBILITY
- STUNNING OPEN-PLAN KITCHEN, DINING, AND LIVING AREA
- DUAL-ASPECT LOUNGE WITH LOG BURNER AND BIFOLD DOORS
- TWO EN-SUITES PLUS FAMILY BATHROOM WITH SPA BATH
- DEDICATED STUDY AND ADDITIONAL OFFICE/CRAFT ROOM
- INTEGRAL DOUBLE GARAGE AND AMPLE DRIVEWAY PARKING
- PERFECT HOME FOR FAMILIES OR THOSE NEEDING SPACE TO WORK FROM HOME
- COUNCIL TAX BAND F
- EPC - C71
- FREEHOLD



Tucked away in one of Helston's most sought after residential areas this wonderful home offers space, style, and versatility. Enjoying convenient access to the town, Tesco, and both primary and secondary schooling, the property enjoys a peaceful setting with a real sense of privacy sitting within its gardens.

Step inside to a truly impressive entrance hall, setting the tone for the generous proportions throughout the property. The heart of the home is a stunning open-plan kitchen, dining, and living area – light, spacious, and perfect for entertaining or busy family life. The stylish contemporary kitchen flows seamlessly into the large dining area with sliding doors to the rear garden. This, in turn, connects to a dual-aspect lounge complete with a cosy log burner, sliding doors to the rear garden, and bifolding doors to the secluded front garden – creating a wonderfully sociable and flexible space. Also on the ground floor is a dedicated study, a cloakroom, a useful utility room, and an enviable walk-in cloak cupboard with space for all the family's coats and shoes.

Upstairs, a fabulous galleried landing leads to six bedrooms, including a wonderfully spacious master suite featuring a dressing room and en-suite shower room. Four further double bedrooms offer ample space for family and guests, one with its own en-suite, while the sixth bedroom is currently used as a second office/craft room. A large family bathroom with a spa bath completes the first floor.

A driveway leads to the integral double garage, there is a pretty and secluded garden to the front and a low maintenance garden with decking and a hot tub to the rear, perfect for relaxing and entertaining, whilst to the side is a great kitchen produce garden. This lovely home is a rare find with so much to offer – ideal for a growing family or those needing space to work from home. Whether you're hosting a crowd or enjoying a quiet moment, this property has the space and flexibility to suit every need.





This property enjoys a fantastic location in one of the most highly regarded residential areas of Helston, enjoying a generous plot with driveway and double garage and being well placed for access to both primary and secondary schooling, Tesco and the town centre.

The market town of Helston is famed for its historic Flora Day celebrations on the 8th of May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Flora Dance and ushering in the Summer.

Helston and the surrounding nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many amenity areas including the boating lake and the beautiful National Trust Penrose Woods.

Helston is regarded as the gateway to the stunning Lizard Peninsula. The property is also within a ten minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a twenty to thirty minute drive.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Covered entrance with door and side screens to either side to entrance hall.

ENTRANCE HALL 17'2" x 9'4" (5.23m x 2.84m)

A generous space with radiator, turning staircase to the first floor, doors to various rooms and door to walk-in cloaks cupboard.

WALK-IN CLOAKS CUPBOARD 8'9" x 4'8" max (2.67m x 1.42m max)

A super space with plenty of room for the whole family's coats and shoes.

OPEN PLAN LIVING SPACE

A real feature of this property is the light and spacious living area, perfect for those that love to entertain and ideal for families. With a stylish, contemporary kitchen which opens into the dining area with sliding doors to the rear garden. The dining room in turn flows into the adjacent dual aspect lounge, which offers sliding doors to the rear garden and bi-fold doors to the front as well as a log burner ensuring this is a room that will be loved whatever the season.

KITCHEN AREA 19'3" x 12'7" (5.87m x 3.84m)

Fitted with a modern shaker style handleless kitchen in pale grey with base and wall units including larder cupboards and drawers with work surfaces over. Rangemaster electric oven, composite one and a half bowl sink and drainer with mixer tap, space and plumbing for a dishwasher and space for American style freezer. There is plentiful work space including a breakfast bar area and an attractive tiled splashback. Beyond the breakfast bar is space for a sofa, along with an Anthracite vertical radiator.

From the kitchen area there is an opening to the utility room and open plan to the dining area.

DINING AREA 12'7" x 11'2" (3.84m x 3.40m)

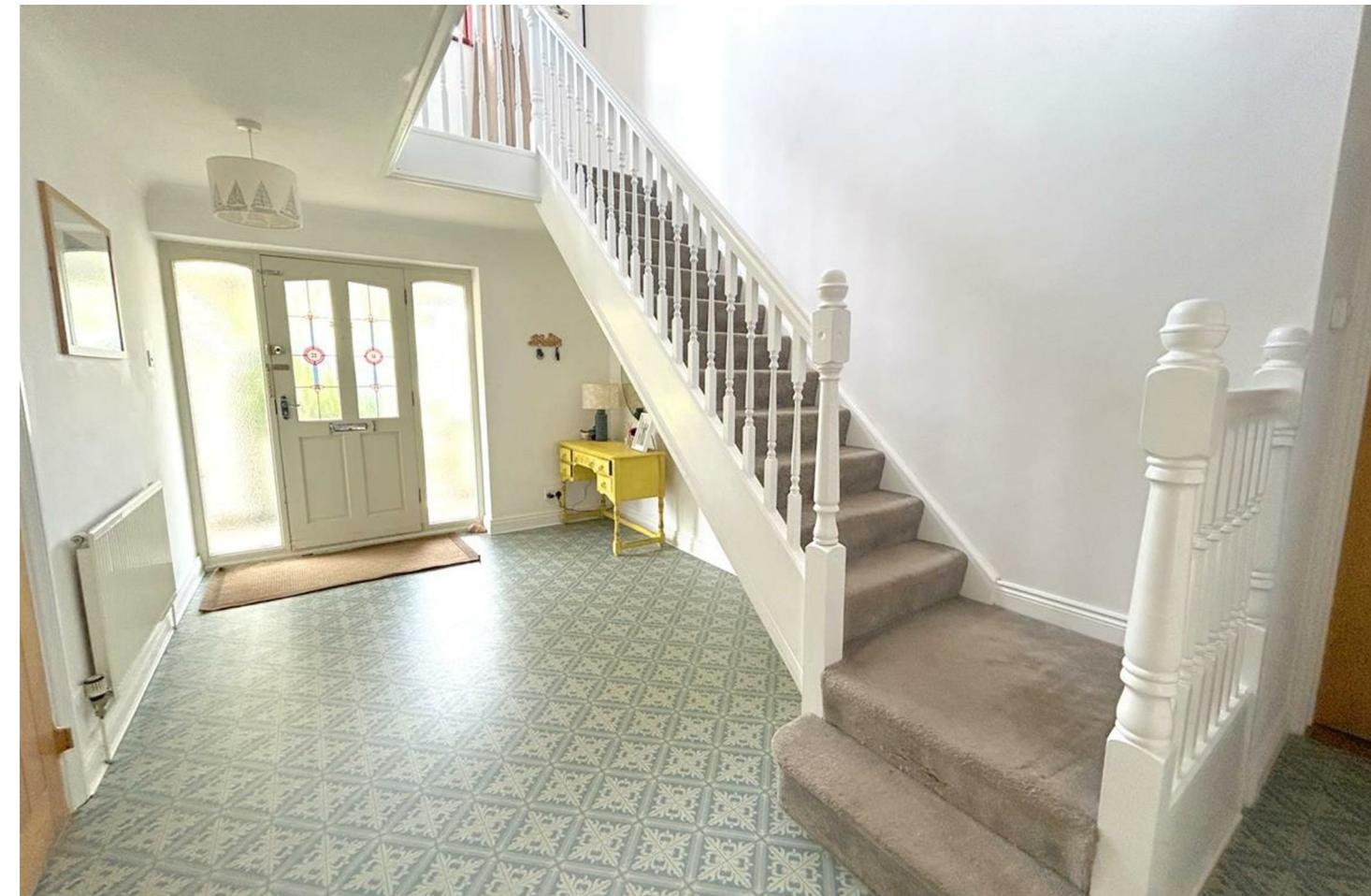
A spacious dining area with room for a large dining table and sliding doors to the rear garden. Open plan to the lounge.

LOUNGE 34'9" max into depth of bay x 13' (10.59m max into depth of bay x 3.96m)

A fabulous, dual aspect room with sliding doors to the rear garden and a bay to the front with bi-fold doors to the pretty and secluded front garden. With two radiators and a log burner.

UTILITY ROOM 12'6" x 7'2" (3.81m x 2.18m)

A practical room with stylish navy cabinets with copper handles with work surfaces over, composite one and a half bowl sink and drainer with mixer tap, space and plumbing for washing machine and space and point for condenser tumble dryer. With window to the side, door to rear garden and door to the garage.





STUDY 11'1" x 8'9" (3.38m x 2.67m)

A spacious study perfect for those needing to work from home or alternatively as a hobbies' room. With window to front overlooking the garden, radiator and fitted with a lift - please see agents' note.

CLOAKROOM 9'4" x 2'8" (2.84m x 0.81m)

With low level W.C., wall mounted wash handbasin with mixer tap.

FIRST FLOOR GALLERIED LANDING

With window to front, radiator and doors to various rooms.

MASTER BEDROOM SUITE

BEDROOM 22'2" max into depth of bay x 13' (6.76m max into depth of bay x 3.96m)

A fabulous master bedroom offering a perfectly calm space in which to retreat at the end of a busy day. With bay window to front offering rural and townscape views, radiator, built-in wardrobes and door to dressing room.

DRESSING ROOM 12'4" x 6'6" (3.76m x 1.98m)

With built-in wardrobe, radiator, window to rear and door to en suite shower room.

EN SUITE SHOWER ROOM 9'9" x 5'9" (2.97m x 1.75m)

With tiled floors. Double cubicle housing a domestic hot water shower, pedestal wash handbasin, low level W.C. and chrome effect ladder style radiator. Window to rear.

BEDROOM TWO 12'4" x 10'5" (3.76m x 3.18m)

With radiator, window to side and door to en suite shower room.

EN SUITE SHOWER ROOM 8'8" x 2'9" (2.64m x 0.84m)

With tiled cubicle housing a Mira Advance electric shower, pedestal wash handbasin, low level W.C., chrome effect ladder style radiator.



BEDROOM THREE 19'2" x 12'9" plus 9'3" x 2'8" (5.84m x 3.89m plus 2.82m x 0.81m)

(Some restricted head height in places)

With window to front offering attractive townscape and rural views including St Michael's Church. With radiator and useful built-in storage.

BEDROOM FOUR 15'4" x 12'3" (4.67m x 3.73m)

With window to rear overlooking the garden and radiator.

BEDROOM FIVE 14'1" x 12'4" (4.29m x 3.76m)

With radiator and window to rear overlooking the garden.

BEDROOM SIX 12'5" x 8'7" (3.78m x 2.62m)

With window to front and radiator. A versatile room used by the present vendors as an office/craft room.

FAMILY BATHROOM 12'3" x 8'1" (3.73m x 2.46m)

With suite comprising a corner spa bath, double tiled cubicle housing a domestic hot water shower with drencher and hand held wand, low level W.C., pedestal wash handbasin and chrome effect ladder style radiator. Window to the rear.

OUTSIDE

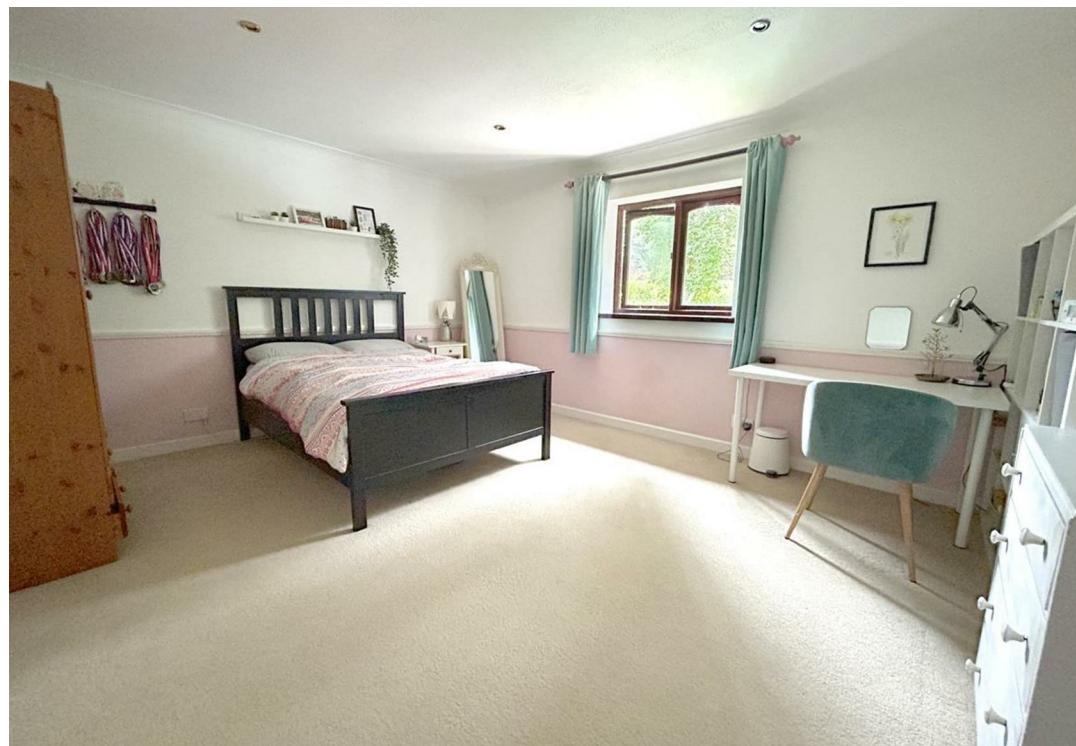
To the front of the property is a driveway offering off road parking and leading to the double garage.

To the immediate front of the property is a pretty patio seating area, whilst beyond this lies a level lawned garden which enjoys a great degree of privacy afforded by mature planting including trees and shrubs. There is a path to either side of the property leading to the rear garden. The rear garden has been designed to be of low maintenance and offers a choice of seating areas featuring decorative gravel and decking. There is also a hot tub (see agents' note). To the side of the property is a fantastic "secret" produce garden from which the current vendors enjoy a good crop of various vegetables, fruit and herbs.

DOUBLE GARAGE 24'1" x 19'3" (7.34m x 5.87m)

With electric up and over door, power and light. Pedestrian door to the rear accessing the utility room.









AGENTS NOTE

There is currently a lift fitted in the property which the current owners are happy to leave or remove and make good prior to completion of a sale. This also applies to the hot tub which is included within the sale but the vendors will also remove if not required.

SERVICES

Mains water, electricity and drainage. Mains gas central heating.

DIRECTIONS

From Helston town centre proceed up Wendron Street and along Godolphin Road. At the end of the one way system turn left into Station Road. Take the first turning left into Hillcrest and follow the road to the left and down the hill into Lower Hillcrest. The property will be found at the end on the left.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

COUNCIL TAX

Council Tax Band F.

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/>

DATE DETAILS PREPARED

15th July, 2025.

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.



GROUND FLOOR



1ST FLOOR



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	78
EU Directive 2002/91/EC		



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