



**New Milton Bullock Lane, Helston, TR13 8SB**

**£395,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# New Milton Bullock Lane

- THREE DOUBLE BEDROOM HOME
- MATURE GARDENS
- PRIVATE TREE LINED DRIVEWAY
- IN NEED OF UPDATING WORKS
- SET ON APPROXIMATELY ONE THIRD OF AN ACRE
- GARAGE AND AMPLE PARKING
- IDEAL FOR FLEXIBLE LIVING
- FREEHOLD
- EPC D-64
- COUNCIL TAX BAND E

This is an outstanding opportunity of the sort that seldom arises. Set on approximately one third of an acre this generously proportioned three double bedroom home, now in need of updating works, is in a tucked away location, a short stroll from the town centre, boating lake, and the Penrose Estate.

Arrive via a private tree-lined driveway to find ample parking, a garage, and access to the property. Inside, the scale of the home becomes immediately apparent, with a spacious entrance hallway leading to a large dual-aspect lounge with picture windows and doors opening onto a sunny front terrace.

The adjacent kitchen includes a walk-in larder, and there is a rear lobby housing a boiler room and additional walk-in pantry. The ground floor also includes a generous double bedroom and a Jack and Jill bathroom, ideal for flexible living. Upstairs, a large landing provides the perfect space for a reading nook or study area, complete with an attractive outlook. There are two further generous double bedrooms, a family bathroom, as well as a useful home office.

Outside, the mature gardens are a true highlight – wrapping around the property and offering good degrees of privacy, with plenty of space to relax, grow, or even extend (subject to any necessary consents).

While the property would now benefit from updating, it presents a fantastic opportunity to create a truly individual dream home, just moments from the town centre.







#### LOCATION

Helston is famed for its historic Flora Day celebrations on 8th May when the town is bedecked with greenery, bluebells and gorse. 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. This property is situated in a tucked away location with a super garden and attractive outlook perfectly placed to enjoy all that the town has to offer whilst at the same time enjoying some peace and seclusion.

The modern part of the town and the surrounding nearby areas now boast many primary schools with the nearest secondary schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas, including the Coronation Boating Lake and the beautiful National Trust Penrose Estate which offers a host of woodland walks.

Helston is regarded as the gateway to the stunning Lizard Peninsula and is within a ten minute drive of the thriving harbour and coastline at Porthleven, offering an array of shops and good quality restaurants along with 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 screen to:

##### ENTRANCE VESTIBULE 9'1" x 5" (2.77m x 1.52m)

With a window to the rear, sliding door to the garage and glazed door with two side screens to the:

##### ENTRANCE HALLWAY

A large hallway with turning staircase to the first floor, with an understairs storage cupboard, a useful storage cupboard and doors to various rooms.

##### LOUNGE 24'9" x 11'7" (7.54m x 3.53m)

A large and light dual aspect room with a window to the side and picture windows and door to the front overlooking and accessing the garden. With an open fire (disused) with tiled surround and two radiators.

##### KITCHEN 13'8" x 11'4" (4.17m x 3.45m)

A dual aspect room with windows to the side and rear and fitted with a range of base and walls units with roll top work surfaces over. A double sink and drainer with mixer tap, Neff eye level oven and grill, space and point for a fridge/freezer. There is an island unit, space and plumbing for a washing machine and space and plumbing for a dishwasher also space and point for condenser tumble drier. A walk-in larder cupboard and a door to the rear lobby.

##### REAR LOBBY

With a window and external door to the rear and doors to the pantry and the boiler room.

##### PANTRY 4'4" x 3'9" (1.32m x 1.14m)

A useful space with a window to the side and plentiful shelved storage.

##### BOILER ROOM 6'4" x 3'9" (1.93m x 1.14m)

With wall mounted British Gas combination boiler and a window to the side.

##### BEDROOM 14'10" x 13'11" (4.52m x 4.24m)

A spacious bedroom with radiator, a window to the front, built-in storage and a door to the Jack and Jill bathroom.

**JACK AND JILL BATHROOM 9'7" x 8'9" (2.92m x 2.67m)**

Accessed from both the hallway and the bedroom. With a coloured suite comprising a bath, pedestal wash hand basin and low level w.c. With a radiator and a window to the side.

**FIRST FLOOR LANDING**

A large landing with alcove, ideal for use as a study/reading space with a window to the front offering an attractive outlook. With doors to various rooms and a walk-in airing cupboard.

**WALK-IN AIRING CUPBOARD 5' x 4'5" (1.52m x 1.35m)**

With a radiator and slatted shelved storage.

**BEDROOM 15'1" x 16' (4.60m x 4.88m)**

A generous bedroom offering a comprehensive range of fitted storage and with a door to eave storage. Radiator and window to the front offering attractive townscape and rural views.

**BEDROOM 13'9" x 11'5" (4.19m x 3.48m)**

With access to eave storage, radiator and a window to the side.

**STUDY 4'6" x 4' (1.37m x 1.22m)**

A useful space, perfect for those needing to work from home or ideal for hobbies. With a window to the front offering an attractive outlook.

**FAMILY BATHROOM 8'9" x 6' (2.67m x 1.83m)**

With suite comprising of a bath with tiled surround and shower over, pedestal wash hand basin and low level w.c., fitted storage and a window to the rear.

**OUTSIDE**

A tree lined driveway leads to the parking area and the:

**GARAGE 19'4" x 9'9" (5.89m x 2.97m)**

With an electric up and over door, power and light. A window and pedestrian access door to the rear.

**GARDENS**

To the immediate front of the property is a terrace, perfect for al fresco dining, or simply relaxing and soaking up the sun. Beyond this lie the main gardens stocked with mature planting, including a variety of trees and shrubs, as well as a nature pond. There is also a greenhouse within this area. The gardens continue around to the side of the property where there is a patio and a further garden area and a pedestrian access path and gate leading to Grange Road. There is a further courtyard area to the rear. The gardens have become somewhat overgrown but are extremely generous and offer a huge amount of scope and potential for a keen gardener.

**SERVICES**

Mains water, drainage, electric and mains gas fired central heating.





#### **DIRECTIONS**

On foot leave our Helston office and walk down the road, continuing down Coinagehall Street, passing the Blue Anchor Inn and bearing left down around the corner, continue to follow the road until taking the turning on the left into Bullock Lane which is before you get to the roundabout. Walk up the lane, passing through the bollards and continuing where the driveway for New Milton is the last one on the left.

By car, from Helston town centre proceed down Coinagehall Street, at the bottom, bear left into Monument Road. Turn left at the roundabout and proceed up Furry Way for a short time before taking the first turning on your left hand side, bear around to the left and then turn left into Grange Road. Continue right to the bottom of the road and then turn right into Bullock Lane where the driveway for New Milton will be the first on your right hand side.

#### **VIEWING**

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

#### **COUNCIL TAX**

Council Tax Band E.

#### **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

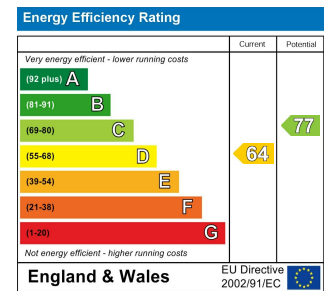
#### **PROOF OF FINANCE - PURCHASERS**

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.

#### **DATE DETAILS PREPARED.**

25th July 2025





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](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

**CHRISTOPHERS**  
ESTATE AGENTS