



27 Gweal Wartha, Helston, TR13 0SN

£285,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

27 Gweal Wartha

- DETACHED THREE BEDROOM HOUSE
- MASTER EN-SUITE
- SPACIOUS KITCHEN/DINING ROOM AND DUAL ASPECT LOUNGE
- DRIVEWAY PARKING
- GARAGE PARTIALLY CONVERTED TO OFFER A HOME OFFICE/HOBBIES ROOM
- SCOPE AND POTENTIAL TO CREATE A FANTASTIC FAMILY HOME
- GREAT LOCATION CLOSE TO WOODED RIVERSIDE WALKS
- FREEHOLD
- COUNCIL TAX D
- EPC D63







This detached three bedroom family home offers a wonderful opportunity to create a fantastic long term home in a great location.

Spacious and well laid out, the property enjoys a generous kitchen/dining room with breakfast bar, perfect for everyday family life and entertaining, with double doors opening out onto the rear garden. A large dual aspect lounge provides a light and comfortable living space, while a convenient cloakroom completes the ground floor.

Upstairs, there are three well proportioned bedrooms and a family bathroom, with the master bedroom benefiting from its own en-suite. A particular highlight of the property is the lovely rural outlook across the Cober Valley, with both the master and second bedroom enjoying especially impressive views from the first floor across surrounding property.

Externally, the property offers driveway parking and a garage which has been partially converted to provide a useful additional room at the rear, complete with power and light, ideal for use as a home office, studio or hobbies room. The rear garden is fully enclosed, featuring a lawn and a decked seating area, creating a great space for relaxing and outdoor dining.

Situated within a popular residential area, the property is perfectly placed for access to beautiful wooded riverside walks, as well as both primary and secondary schooling. While some cosmetic updating would enhance the home further, it presents an excellent opportunity for buyers to put their own stamp on a well located and appealing family property.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE PORCH 4'7" x 3'5" (1.40m x 1.04m)

With tiled floor, windows to front and side and panel glazed door to

KITCHEN/DINING ROOM 16'4" x 16'1" (maximum measurements)

(4.98m x 4.90m (maximum measurements))

A spacious room with kitchen area fitted with a range of base and wall units with work surfaces over with stainless steel sink and drainer with mixer tap, fitted electric oven and hob with filter and hood over, window to side overlooking the garden and useful breakfast bar area, dining area with radiator, window to front and double doors to side accessing the garden. Stairs rising to the first floor, door to lounge and door to

REAR LOBBY

With exterior door to the rear and door to

CLOAKROOM 7'2" x 2'9" (2.18m x 0.84m)

With low level W.C., wall mounted wash hand basin, radiator and window to rear.

LOUNGE 15'8" x 10'5" (4.78m x 3.18m)

A dual aspect room with two bay windows one to the front and one to the side, radiator and coal effect fire in decorative surround.

FIRST FLOOR

LANDING

With window rear, radiator and doors to various rooms.

BEDROOM ONE 13'2" x 9'6" (4.01m x 2.90m)

With radiator and window to front offering fantastic rural views across surrounding property. Door to

EN SUITE SHOWER ROOM 6'5" x 4' (1.96m x 1.22m)

With tiled cubicle, chrome effect mixer shower, low level W.C., pedestal wash hand basin, chrome effect ladder style radiator and obscured window to side.

BEDROOM TWO 13'9" (max) x 7'7" (4.19m (max) x 2.31m)

With window to front again offering attractive rural views towards the Cober Valley, radiator and airing cupboard.

BEDROOM THREE 7'9" (max) x 7'6" (2.36m (max) x 2.29m)

With radiator and window to side.

FAMILY BATHROOM 6'5" x 5'5" (1.96m x 1.65m)

With coloured suite, bath with tiled surround and chrome effect mixer tap, low level W.C., wall mounted wash hand basin in vanity unit, obscured window to rear, Dimplex wall mounted electric heater and shaver light.





OUTSIDE

A driveway provides for off road parking and leads to the garage. To the side of the property is a gated gravelled enclosed pathway which forms a useful area for bins and recycling. The gardens lie to rear of the property and comprise of a decked seating area, small patio with the garden being mainly laid to lawn. There is a useful timber shed and pedestrian access into the

GARAGE

With up and over door, the garage has been partitioned and now offers storage at the front part of the garage and a useful room to the rear of the garage 9' x 8'3" with power and light, possibly useful as a home office area or hobbies room.

SERVICES

Mains water, electricity, drainage and gas.

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 D.

DATE DETAILS PREPARED.

18th March 2026.

WHAT3WORDS

shoppers.select.users

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

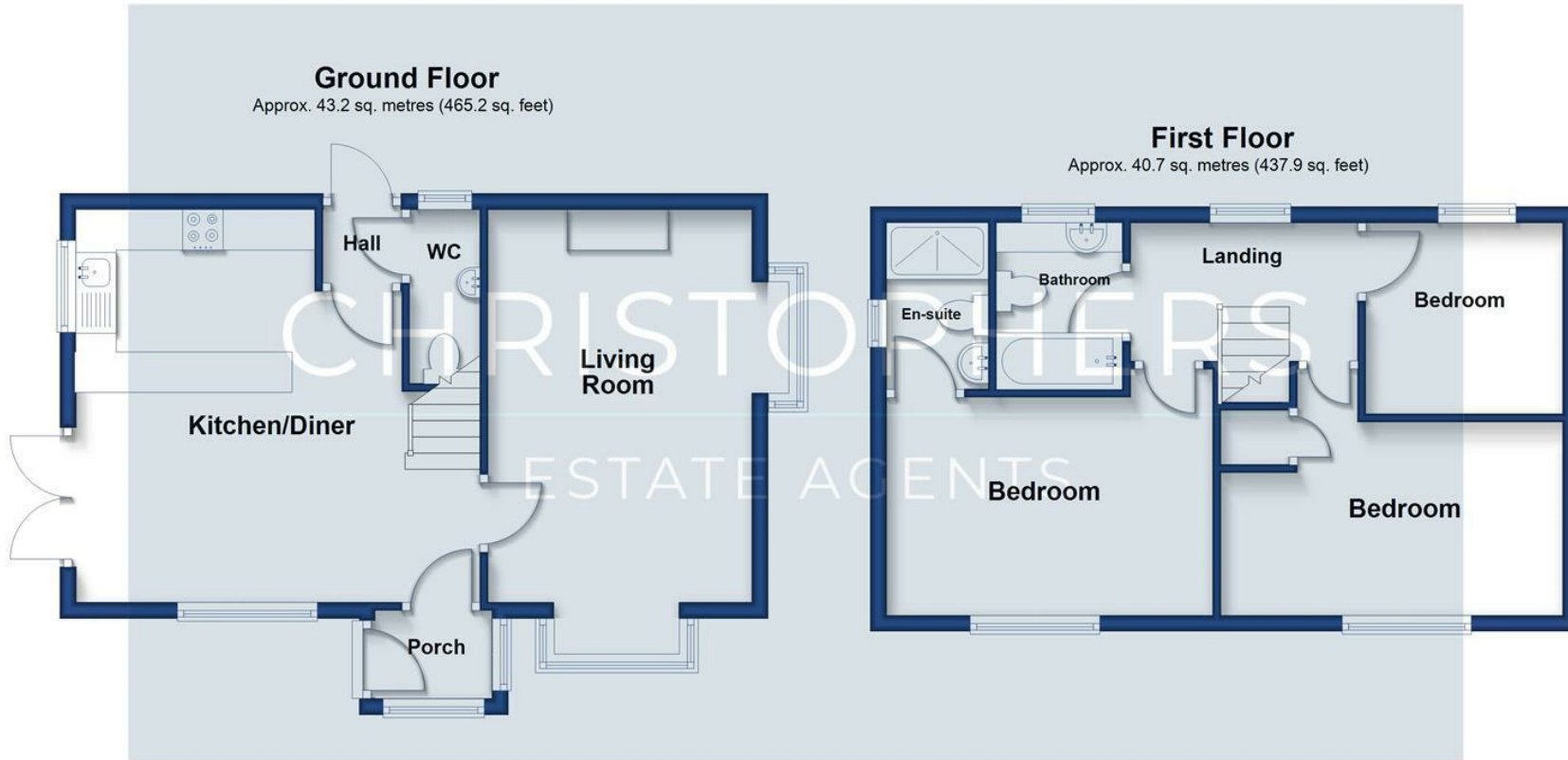
To check the mobile phone coverage please visit -

<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. 43.2 sq. metres (465.2 sq. feet)

First Floor
Approx. 40.7 sq. metres (437.9 sq. feet)

Total area: approx. 83.9 sq. metres (903.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 fence and gate 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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