



**Hillcrest, Helston, TR13 8UN**

**£500,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# Hillcrest

- DETACHED, FIVE BEDROOM DORMER BUNGALOW
- POPULAR RESIDENTIAL AREA OF HILLCREST
- CONVENIENTLY POSITIONED FOR SCHOOLS
- EN-SUITE MASTER BEDROOM
- PARKING AND GARAGE
- GARDENS AND DECKING AREA
- ARRANGED OVER THREE LEVELS
- FREEHOLD
- COUNCIL TAX E
- EPC B-82







Positioned within the highly regarded Hillcrest area of Helston, just moments from the town centre and within walking distance of both primary and secondary schooling, this substantial five bedroom detached dormer bungalow offers the flexibility modern families truly value.

Arranged over three levels, the accommodation has been thoughtfully designed to adapt as life evolves. Whether you are upsizing, balancing home working with family life, accommodating teenagers who crave their own space, or welcoming extended family, this home offers options rarely found so close to town.

The main living areas are bright, contemporary and energy efficient, providing comfort alongside sensible running costs. A stylish kitchen/diner forms the heart of the home, ideal for busy weekday mornings and relaxed weekend gatherings, while the cosy lounge offers a quieter retreat. The ground floor configuration allows rooms to be shaped around your needs, be that additional bedrooms, office space, a playroom or hobbies room.

Upstairs, the master bedroom enjoys its own ensuite, creating a private sanctuary away from the hub of family life.

A particularly valuable feature is the lower ground floor with independent access. Perfect as a guest suite, home office, teenage den or occasional bedroom, it provides separation without isolation, a rare and practical addition.

Outside, mature gardens wrap around the property with a decked seating area positioned to enjoy elevated views across Helston towards open countryside. The outdoor space is manageable and offers room to relax or entertain, while driveway parking and a garage add everyday convenience.

Being so close to town means weekend coffee, after school activities and everyday errands are all easily managed on foot, reducing the reliance on the car and enhancing day to day lifestyle.

A substantial, adaptable and future-proof home in a premium location – ready to support family life for years to come.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

##### STEPS UP AND DOOR TO

##### HALL

With doors to various rooms, stairs down to the lower ground floor and stairs up to the first floor.

**KITCHEN/DINER 20'3 x 11'3 (irregular shaped room) (6.17m x 3.43m (irregular shaped room))**

With French doors opening onto the rear garden. KITCHEN AREA comprising of working top surfaces incorporating a sink unit with drainer, mixer tap over and cupboards and drawers under. There are built-in appliances incorporating an oven with hob and hood over and a dishwasher. There is also space for a washing machine in the dining area.

**LOUNGE 16'3 x 10' (4.95m x 3.05m)**

A dual aspect room with outlook to the front and side, enjoying views over the town and open countryside in the distance.

**BATHROOM**

A wet room style bathroom comprising of a bath with mixer tap over, pedestal wash hand basin with mixer tap over and close coupled w.c. There is a shower area with tiled floor with both flexible and rain shower heads over, tiled walls and an obscured window to the side.

**BEDROOM THREE 12'9" x 9' (3.89m x 2.74m)**

With outlook to the rear garden.

**BEDROOM FOUR 10' x 9'6" (3.05m x 2.90m)**

With outlook to the front and over the town.

**BEDROOM FIVE 9'3" x 8'9" (2.82m x 2.67m)**

With outlook to the side.

**STAIRS AND LANDING**

Stairs extend to the first floor landing with doors to two bedrooms.

**MASTER BEDROOM 12'6 x 13'6 (narrowing to 10'6") (3.81m x 4.11m (narrowing to 3.20m))**

Having skylights and having access to good size eaves storage areas. Some areas of the room have limited headroom and there is a door to

**EN SUITE**

Comprising of a free standing bath, close coupled w.c. and a pedestal a wash hand basin. There is access to eaves storage and a port hole style window with outlook over the town.

**BEDROOM TWO 16' x 14'3" (narrowing to 8'9") (4.88m x 4.34m (narrowing to 2.67m))**

Having skylights and door to a built-in cupboard which we are advised has plumbing for an ensuite if someone wishes to put that in in the future.

**LOWER GROUND FLOOR**

**LOWER HALL**

With door to the W.C. and door to





#### UTILITY ROOM 16' x 9'6" (4.88m x 2.90m)

This room is currently utilised as an occasional bedroom and has its own independent access to the outside. Viewers should be advised that the ceiling height in this room is 5'9".

#### W.C.

Comprising of a close couple W.C., wall mounted wash basin with mixer tap over and access to a large storage room.

#### OUTSIDE

The property is cradled by its gardens with large lawned areas and well established plants and shrubs. There is driveway parking and the driveway leads to a garage. To the rear of the property is a pleasant decked area which would seem ideal for alfresco dining and entertaining.

#### DIRECTIONS

What three words - palaces.grasp. wheels.

#### SERVICES

Mains water, electricity and drainage.

#### AGENTS NOTE

There is extant planning permission for a single storey extension to the rear of the property. Details of this can be viewing on the online planning register under reference number PA17/01546.

#### 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/>

#### COUNCIL TAX

Council Tax Band E.

#### 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.

#### VIEWING

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

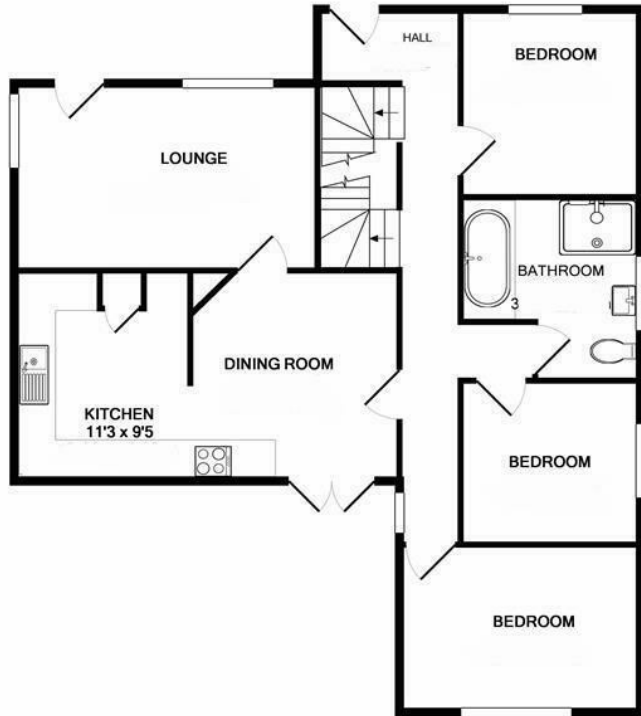
#### DATE DETAILS PREPARED.

21st October 2025.

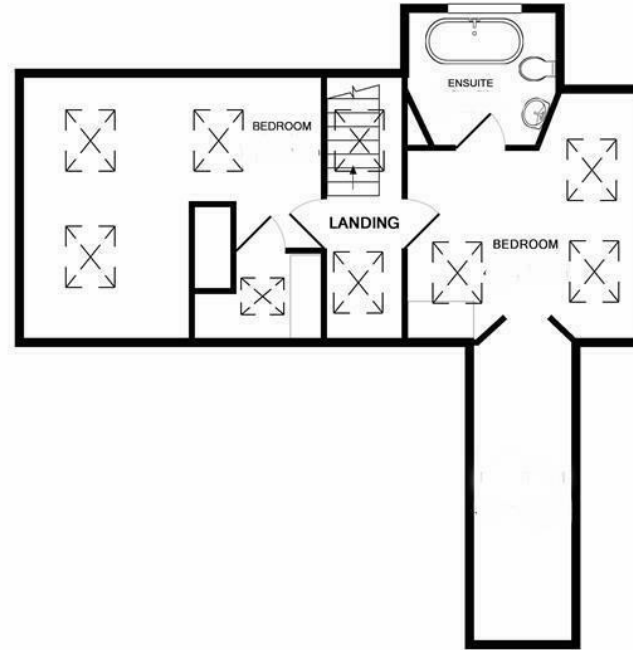




BASEMENT LEVEL  
APPROX. FLOOR  
AREA 307 SQ.FT.  
(28.5 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 946 SQ.FT.  
(87.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 603 SQ.FT.  
(56.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1855 SQ.FT. (172.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2019



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fixtures and fittings cannot have their accuracy guaranteed for intending purchasers. Lesser 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