



**33 Bosnoweth, Helston, TR13 8FP**

**£450,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## 33 Bosnoweth

- FOUR BEDROOM DETACHED HOUSE
- SITUATED ON THIS POPULAR RESIDENTIAL DEVELOPMENT
- WELL PROPORTIONED ACCOMMODATION
- REAR GARDEN ENJOYING A SUNNY OUTLOOK
- CONSERVATORY
- FREEHOLD
- COUNCIL TAX D
- EPC C69

Situated within the popular residential area of Bosnoweth is this stylish and impeccably presented, four bedroom detached family home. The residence, which benefits from mains gas central heating and double glazing, provides well proportioned accommodation with off road parking for more than one vehicle, a garage and well tended gardens to the front and rear.

Real features of the property include the large conservatory, which overlooks the delightful enclosed rear garden and patio area, an attractive light and airy open plan kitchen and dining area and an en suite shower room. Outside the rear garden enjoys a sunny outlook which would seem an ideal place in which to relax and enjoy a post work glass of wine, barbecue or al fresco dining.

In brief the accommodation comprises a hallway, cloakroom, utility room, lounge, a kitchen/dining room and, completing the ground floor, a conservatory. Upstairs there are four bedrooms (master en suite) and a family bathroom.

Helston itself is regarded as the gateway to The Lizard Peninsula with its stunning feature coves, sandy beaches and rugged coastline. Helston is a bustling market town providing facilities including national stores, health centres, cinema and a leisure centre with indoor swimming pool. There are a number of well regarded primary schools, secondary school with sixth form college, whilst a university campus can be found in the nearby town of Penryn which is some twelve miles distant. There is a train station at Redruth which is some eleven miles away where one can get regular trains to London Paddington and beyond. There is an airport some thirty four miles away at Newquay where there are services to London Gatwick and other European destinations.







#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Covered entrance area with courtesy light and part glazed entrance door to

#### ENTRANCE HALLWAY

With a staircase rising to the first floor and doors off to the cloakroom, a large storage cupboard (with coat hanging rail and shelves), lounge and a kitchen/dining room.

#### CLOAKROOM

With a white low level W.C., a wall mounted hand wash basin with tiled splash back and a frosted glass window to the front.

#### KITCHEN/DINING ROOM 24'7" x 11'9" narrowing to 8'1" plus door recess (7.49m x 3.58m narrowing to 2.46m plus door recess )

A light and spacious open plan area with wood effect laminate flooring and doors leading off to the utility room, rear garden, understairs storage cupboard, lounge and conservatory.

#### KITCHEN AREA

There is a nicely fitted contemporary kitchen with working top surfaces incorporating a one and a half bowl sink with drainer and mixer tap over with tiled splash backs, an integrated Stoves oven, a Stoves four ring gas hob with hood over, space for a dishwasher and a freestanding fridge/freezer, spotlighting, and windows looking out to the rear garden.

#### DINING AREA

A light and airy space with spotlighting and wood effect laminate flooring.

#### UTILITY ROOM 6'9" x 5'8" narrowing to 3'9" (2.06m x 1.73m narrowing to 1.14m)

A practical and useful room with working top surfaces incorporating a stainless steel sink with drainer and mixer tap over, tiled splash backs, spaces under for a washing machine machine and dryer. With wood effect laminate flooring, electric consumer unit, extractor fan and a wall mounted Worcester gas boiler.

#### LOUNGE 16'1" x 11'4" max (4.90m x 3.45m max )

A lovely room with a contemporary polished stone hearth and white surround and mantel which provides a nice focal point, a window to the front aspect and attractive french doors to the dining area

#### CONSERVATORY

A triple aspect room with a vaulted ceiling and glass roof, attractive tiled flooring, polished stone sills, a wall mounted electric heater and french doors opening out to the rear garden.

A staircase rises to the first floor.

#### FIRST FLOOR

## LANDING

With an attractive balustrade, loft hatch to roof space, a built-in airing cupboard with slatted shelves, heater and modern hot water cylinder, doors off to all bedrooms.

## BEDROOM ONE 11'5" x 11'2" max (3.48m x 3.40m max )

A comfortable double bedroom with a sliding door to a built-in wardrobe with a shelf and hanging rail, window to the front aspect and a door to

## EN SUITE

Comprising a large walk-in shower cubicle with an electric shower, close coupled W.C., pedestal wash hand basin with a circular feature mirror with display shelves and light over, shaving point, partly tiled walls, spotlighting, an extractor and a frosted window to the side aspect.

## BEDROOM TWO 12'4" x 10'4" narrowing to 9'4" (3.76m x 3.15m narrowing to 2.84m)

Double bedroom with twin windows to the front aspect.

## BEDROOM THREE 10'2" x 9'3" narrowing to 7'5" (3.10m x 2.82m narrowing to 2.26m)

A pleasant room with recess and window overlooking the rear garden.

## BEDROOM FOUR/STUDY 10'2" x 6'3" (3.10m x 1.91m)

Window and outlook over the rear garden.

## BATHROOM

A white suite comprising a panelled bath with mixer tap over, separate shower attachment with electric shower and rail, pedestal wash handbasin and low level W.C. There is an extractor, spotlighting, partly tiled walls, shaver point, vinyl flooring and a frosted glass window to the rear.

## OUTSIDE

The front garden, with its stone chippings, has been designed with ease of maintenance in mind. To the side is a brick paved driveway with parking for more than one vehicle which leads to the garage.

The garden to the rear is a real feature of the property, enjoying a lovely, enclosed sunny outlook, laid mainly to lawn with an array of established plants, shrubs and flower at its borders. There is a patio area, an outside tap and side access to the front of the property.

## GARAGE 16'5" x 8'8" (5.00m x 2.64m)

With up and over door, power, fluorescent strip light, useful eaves storage, service door to the rear garden.

## SERVICES

Mains electricity, gas, water and drainage.

## WHAT3WORDS

jogged.automate.sailing





#### **ANTI MONEY LAUNDERING REGULATIONS**

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.

#### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

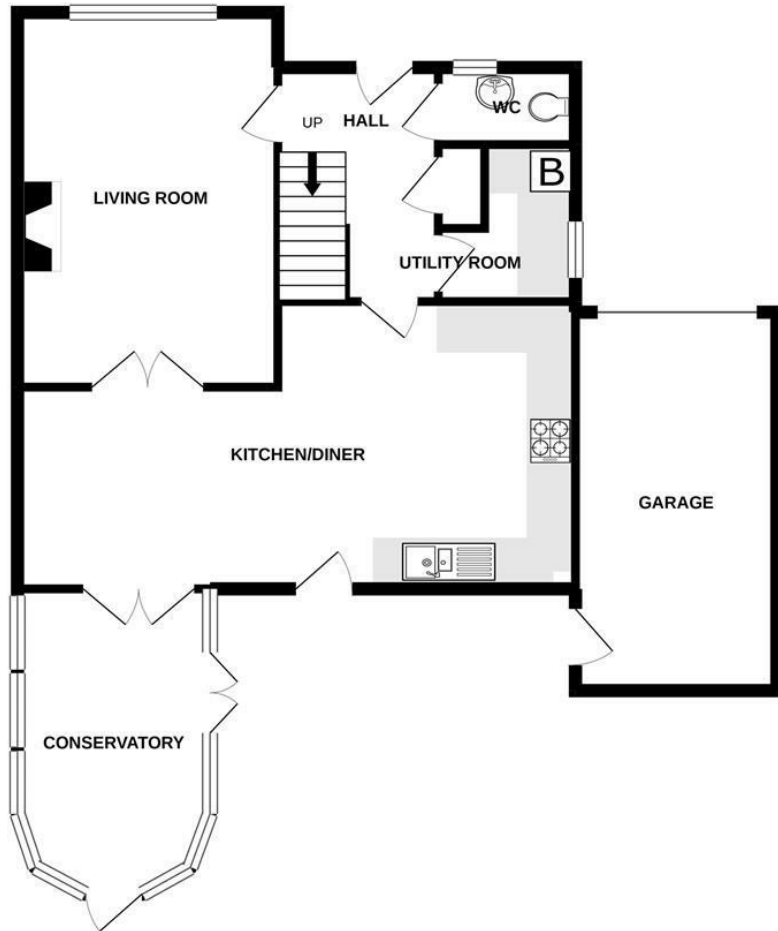
To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

#### **DATE DETAILS PREPARED**

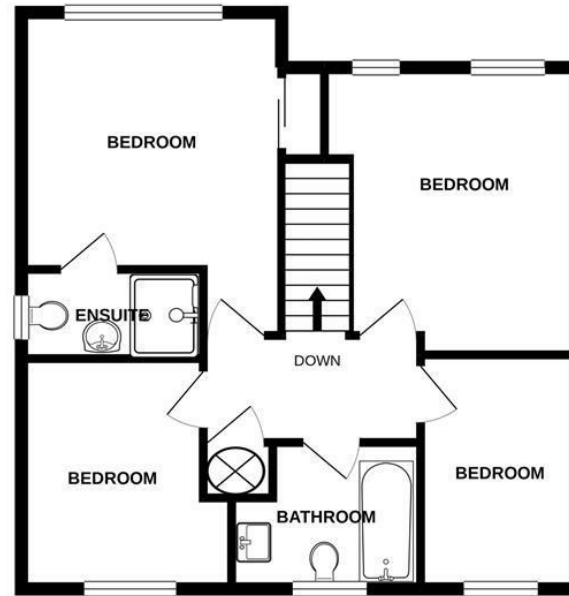
22nd April 2026.



GROUND FLOOR  
852 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 sq.m.) approx.

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			83
		69	

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