



**2 Barbican Close, Helston, TR13 8GD**

**£370,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## 2 Barbican Close

- TWO BEDROOM DETACHED BUNGALOW IN A SOUGHT-AFTER LOCATION
- LEVEL PLOT WITH BEAUTIFUL MATURE GARDENS
- SPACIOUS L-SHAPED LOUNGE/DINER
- FITTED KITCHEN & SEPARATE UTILITY ROOM
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- CONSERVATORY OVERLOOKING THE REAR GARDEN
- DRIVEWAY PARKING & GARAGE
- FREEHOLD
- COUNCIL TAX D
- EPC D68

An opportunity to acquire a lovely two-bedroom detached bungalow, occupying a level plot in a sought-after residential location within the popular Cornish market town of Helston.

Enjoying attractive mature gardens, the property benefits from central heating, double glazing, and an appealing stone façade.

The well-proportioned accommodation comprises an entrance porch, inner hallway, dual-aspect L-shaped lounge/dining room with views over the gardens, fitted kitchen, and utility room. There are two double bedrooms, including a principal bedroom with en-suite shower room. The second bedroom features French doors opening into a delightful conservatory that enjoys pleasant views over the rear garden. A well-appointed shower room completes the accommodation.

Externally, the property offers driveway parking and a particularly generous garage, which was specified as an optional upgrade when the property was originally constructed.

Helston is a thriving market town and gateway to the beautiful Lizard Peninsula, renowned for its dramatic coastline, sandy beaches, secluded coves, and scenic cliff-top walks. The town provides a comprehensive range of amenities, including supermarkets, national retailers, healthcare facilities, churches, clubs and societies, together with well-regarded primary schools and a secondary school with sixth-form provision.

**THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

**PART GLAZED DOOR**

With part glazed matching side panel to :







#### **ENTRANCE PORCH**

With part glazed door to :

#### **INNER HALLWAY**

The hallway features a large double-door storage cupboard with fitted shelving and provides access to the loft space via a hatch. The area is enhanced by attractive wall lighting and recessed downlighting. Door to:

#### **LOUNGE 15'7" x 11'5" (4.75 x 3.49)**

A dual-aspect room with windows to the front and side elevations enjoying pleasant views over the front garden. A focal point of the room is the attractive stone-effect fireplace and hearth with timber surround, incorporating a living-flame gas fire. An archway leads through to the dining area.

#### **DINING ROOM 9'7" x 9'2" (2.94 x 2.8)**

With window to the side aspect overlooking the garden.

From the hallway a door leads to :

#### **KITCHEN 11'6" x 10'2" (3.52 x 3.11)**

Fitted with a range of wood-effect wall and base units with complementary stone-effect work surfaces incorporating a one-and-a-half bowl stainless steel sink and drainer. Integrated appliances include a Neff gas hob with tiled splashback and a built-in Neff multifunction oven, while spaces are provided for a dishwasher, fridge and freezer. A window and part-glazed door provide access to the side of the property. The room benefits from tiled flooring and is illuminated by recessed spotlights. Door to:

#### **UTILITY ROOM 7'1" x 6'3" (2.16 x 1.92)**

A useful space with stone effect worktop incorporating a sink drainer unit with mixer tap and has tiled splashbacks. There are a mix of base and drawer units, wall units over, spaces are provided for a washing machine and freezer. The room houses the Worcester mains gas boiler, extractor, attractive tiling to the walls, floor and the room is lit by a spotlight arrangement.

From the hallway further doors lead to :

#### **MASTER BEDROOM 11'5" x 10'7" (3.48 x 3.24)**

With window and security shutter to the side aspect and outlook over the rear garden, there is a good selection of built-in wardrobes along with bedside built-in drawers. Door to :

#### **EN SUITE SHOWER ROOM**

Beautifully appointed with glazed and tiled walk-in shower cubicle, dual flush W.C., bidet, wash hand basin. There is part tiling to the walls, tiling to the floor, ladder style drying radiator, shaver socket, mirrored medicine cabinet, extractor and obscure window to the front aspect with a tiled cill/shelf.

**BEDROOM TWO 13'10" x 8'6" max measurements (4.23 x 2.61 max measurements)**

With built-in wardrobe and feature glazed French doors with security shutter that leads out onto a :

**CONSERVATORY**

The super light-filled triple aspect room which the current owner utilises as a dining space and has a nice outlook over the enclosed garden at the rear. There is tiling to the floor and a feature glazed door leads out onto the garden.

**FAMILY SHOWER ROOM**

Beautifully appointed with glazed and tiled walk-in shower cubicle, dual flush W.C., bidet, wash hand basin. There is part tiling to the walls, tiling to the floor, ladder style drying radiator, shaver socket, mirrored medicine cabinet, extractor and obscure window to the front aspect with a tiled cill/shelf.

**OUTSIDE**

To the front of the property there is a parking and turning area along with a lovely hard landscaped gravelled garden with beds that house mature plants, trees and shrubs.

**GARAGE 17'4" x 15'1" (5.30 x 4.60)**

A particularly generous garage, a notable feature for a property of this type, benefiting from a remote-controlled electric roller door, power and lighting, water supply, rear-facing window, and a part-glazed door providing direct access to the rear garden. The pitched roof offers useful eaves storage potential.

Pedestrian access is gained down both sides of the property and leads to :

**REAR GARDEN**

The rear garden is attractively enclosed by a combination of natural stone walling, mature hedging and fencing, creating a good degree of privacy. Designed with ease of maintenance in mind, the garden has been thoughtfully landscaped with gravelled areas interspersed with a variety of established plants and shrubs. Patio seating areas provide ideal spaces for outdoor relaxation and entertaining, while access is available to both the conservatory and garage.

**SERVICES**

Mains water, electricity and drainage.

**WHAT3WORDS**

crunches.gain.ending

**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.**

20th June 2026.

**MOBILE AND BROADBAND**

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

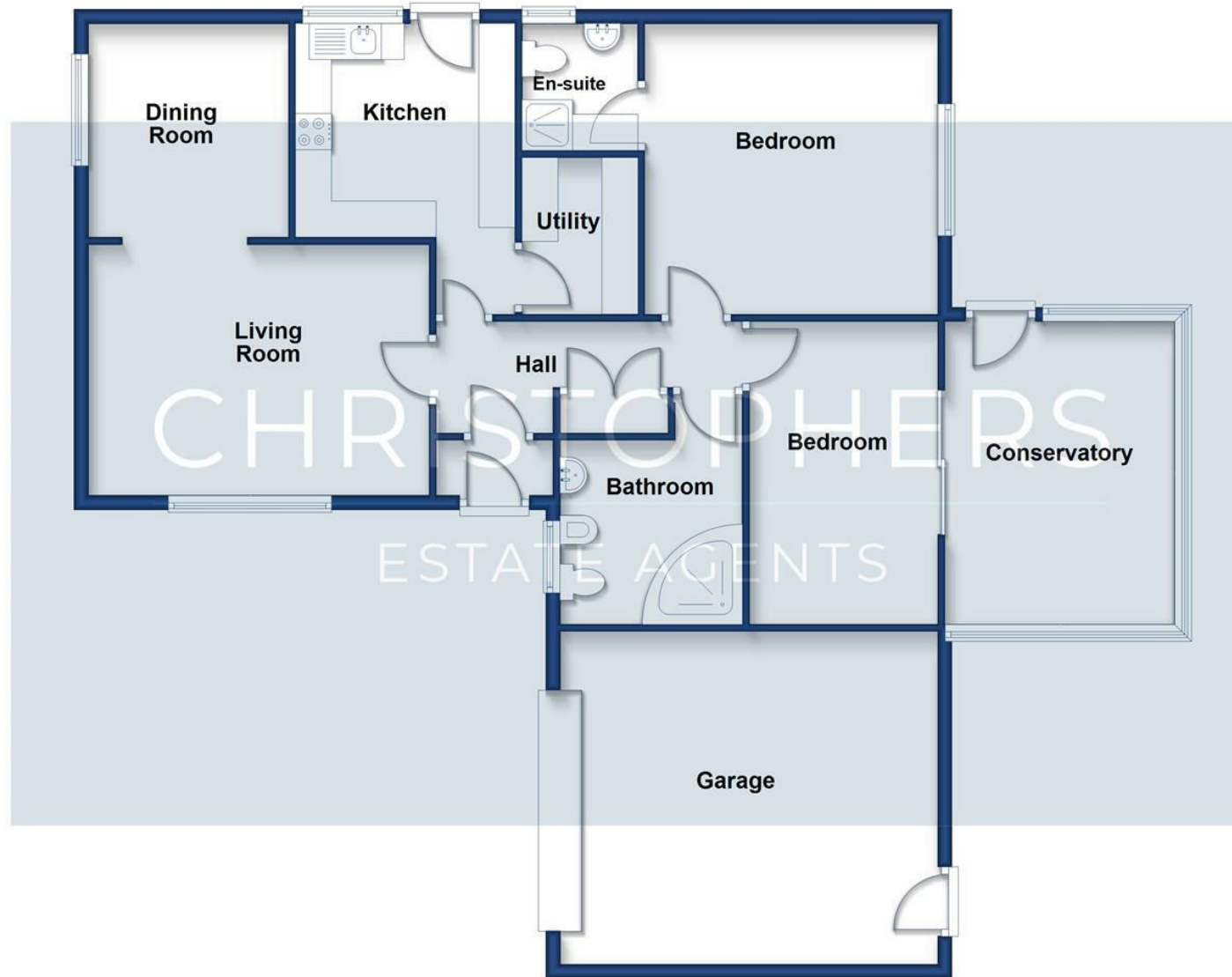
To check the mobile phone coverage please visit -  
<https://checker.ofcom.org.uk/>

**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. 124.9 sq. metres (1344.6 sq. feet)



Total area: approx. 124.9 sq. metres (1344.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	76
(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 carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fences and other 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

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