



Lyndale Guesthouse 4 Greenbank, Helston, TR13 8JA

£595,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Lyndale Guesthouse 4 Greenbank

- WONDERFULLY FLEXIBLE AND VERSATILE PROPERTY
- GENEROUS & ADAPTABLE ACCOMMODATION
- CURRENTLY RUN AS A SUCCESSFUL GUEST HOUSE
- PERFECT FOR THOSE SEEKING TO ACCOMMODATE EXTENDED FAMILY OR MULTI-GENERATIONAL LIVING
- EIGHT EN-SUITE BEDROOMS
- GENEROUS PARKING AREA & DOUBLE GARAGE
- FREEHOLD
- COUNCIL TAX BUSINESS RATE PLUS BAND A
- EPC D66

Welcome to a beautifully maintained and wonderfully flexible home offering an exceptional amount of space and versatility. Currently run as a successful guesthouse, this impressive property is equally perfect for extended families, home working or anyone seeking a substantial and well-cared-for residence.



A beautifully maintained and exceptionally versatile property, this impressive home offers a remarkable amount of flexible accommodation, currently arranged as a long-established and successful guesthouse run by the present owner for over 22 years. Its generous and adaptable layout makes it equally ideal for multi-generational living, those seeking space to work from home, or anyone looking for a substantial and well-cared-for family residence.

Inside, the accommodation flows effortlessly. The business side of the property includes a welcoming breakfast room and a wonderfully cosy guest sitting room complete with a log burner. A well-equipped kitchen and utility area serve the house perfectly, while the private owners' accommodation features a spacious lounge/dining room, also with a log burner, and a delightful ground floor en-suite bedroom. This room, with its double doors opening onto the garden, also makes an excellent office or garden room. In addition to this the owners also enjoy a superb master bedroom suite, complete with dressing area, excellent storage and a full bathroom located across the hall.

Guest accommodation is arranged thoughtfully, with three en-suite bedrooms (1, 2 and 3) on the first floor. Bedrooms 4, 5 and 6 are positioned in their own wing, accessed via the guest sitting room or through their own private external entrance—perfect for visitors, extended family or independent household members. This wing includes one ground floor bedroom and two first floor bedrooms, offering great flexibility.

Externally, the property still has lots to offer. To the front, attractive patio-style gardens provide an inviting spot for morning coffee in the sunshine. To the rear, a truly lovely, enclosed and secluded garden offers a choice of seating areas, a lawn, patio, and a greenhouse—with seating areas carefully arranged to catch the sun throughout the day. There is also a small and productive side garden, ideal for growing vegetables and herbs.

A large parking area and a substantial double garage complete the picture.

This is a rare opportunity to acquire a beautifully maintained and highly adaptable home with endless potential—whether you wish to continue the guesthouse business, accommodate extended family, work from home, or simply enjoy a spacious and beautifully kept property in a great location.





LOCATION

Helston is famed for its historic Flora Day celebrations on 8th May when the town is bedecked with greenery, bluebells and gorse and 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. Helston was granted its charter in 1201 and was originally a thriving port. However, as the river silted up over the years, the port gradually ceased to be. Where the river joined the sea is now Cornwall's largest natural freshwater lake, separated from the sea by Loe Bar, a long sand bar. The bustling market town hosts a mixture of Victorian and Georgian architecture of which York House is a fine example.

The modern town and surrounding area boast many Primary Schools. The nearest secondary schools are 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 offering a host of woodland walks.

Helston is widely regarded as the gateway to the stunning Lizard Peninsula and is also within a 10 minute drive of the thriving harbour and coastline at Porthleven which offers an array of shops and good quality restaurants as well as world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 45 minute drive.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE HALLWAY

With doors to breakfast room and guest sitting room.

BREAKFAST ROOM 10' x 12' (3.05m x 3.66m)

With fitted carpet, radiator, window to front with window seat and storage below. Currently used as a guest breakfast room this is a lovely versatile reception room which enjoys the morning sun.

GUEST SITTING ROOM 13' x 10' (3.96m x 3.05m)

With fitted carpet, window to front with window seat, log burner and radiator. Another versatile room currently used as a guest lounge with door to

INNER HALLWAY

With door to

LOBBY

Offering access to bedrooms four, five and six and having external access to the front.

INNER HALLWAY

(utilised by the present vendors as a guest reception area) With fitted carpet, door to bathroom and

KITCHEN 17' x 6'11" (5.18m x 2.11m)

With tiled floor, fitted with a comprehensive range of contemporary style base and wall units including two larger style storage cupboards, roll top work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap, Range Master with electric double oven, grill and five burner gas hob including wok burner and warming plate with wall mounted stainless steel filter and light over. Space and point for free standing full height fridge, space and plumbing for dishwasher and Worcester boiler. Window to rear overlooking the garden and door to rear garden. Door to owners living space and door to

UTILITY 6'8" x 4'10" (2.03m x 1.47m)

A superbly useful area with space for washing machine and space and point for condenser tumble dryer, wall mounted storage cupboard, space and point for full height freezer and space and point for fridge freezer.

LOUNGE/DINING ROOM 16'10" x 12' (5.13m x 3.66m)

A lovely spacious but also cosy room with fitted carpet, window to side, radiator and log burner set on a slate hearth. Door to

BEDROOM EIGHT/OFFICE/GARDEN ROOM 13'11" x 9'11" (4.24m x 3.02m)

A wonderfully versatile room with direct access to the garden. Fitted carpet, radiator, built-in storage, double doors accessing the garden and door to

EN SUITE SHOWER ROOM 10'7" x 3' (3.23m x 0.91m)

A stylish and contemporary shower room with cubicle housing a Creda electric shower with practical aqua panelling to the walls, low level concealed cistern W.C., wall mounted wash hand basin in vanity unit, chrome effect electric heated towel rail, obscured window to rear.

BEDROOM SEVEN/OWNER SUITE

Dressing area with extensive storage including a shoe cupboard, two double and a single wardrobe and door to the large walk-in linen cupboard. Opening into

BEDROOM AREA 11' x 9'1" (3.35m x 2.77m)

A lovely calm room situated at the rear of the property overlooking the garden, fitted carpet, radiator and window to rear.

WALK-IN LINEN ROOM 6'6" x 6' (1.98m x 1.83m)

A practical room currently utilised for linen storage offering a comprehensive range of slatted shelved storage and also additional hanging space.

BATHROOM 5'11" x 8' (1.80m x 2.44m)

Situated across the hallway from bedroom seven with tiled walls, bath with tiled surround and mixer tap with wall mounted shower attachment over, pedestal wash hand basin, low level W.C., useful storage cupboard.





FIRST FLOOR LANDING

Accessed via the main staircase in the entrance area with doors to bedrooms one, two and three.

BEDROOM ONE 10' x 6'5" (minimum measurements) (3.05m x 1.96m (minimum measurements))

With fitted carpet, radiator, bedroom area with wash hand basin in vanity unit with cupboard below and tiled splashback with mirror over with shaver light, step up to dressing area with window to rear overlooking the garden. Door to

EN SUITE SHOWER ROOM 5' x 3'2" (max measurement into depth of the shower) (1.52m x 0.97m (max measurement into depth of the shower))

With tiled walls and tiled cubicle housing an electric shower, low level Saniflo W.C. and chrome effect electric heated towel rail.

BEDROOM TWO 12' x 10' (3.66m x 3.05m)

With fitted carpet, window to front, radiator and door to

EN SUITE SHOWER ROOM 10' x 6'4" (irregular shaped room) plus 6' x 3' (3.05m x 1.93m (irregular shaped room) plus 1.83m x 0.91m)

With tiled double shower cubicle housing Mira Sport electric shower, low level W.C. and radiator, chrome effect electric heated towel rail.

Step up to dressing area and access to eaves storage and obscured window to rear.

BEDROOM THREE 13'10" (max) x 10'4" (4.22m (max) x 3.15m)

A generous double bedroom with fitted carpet, built-in wardrobe, window to front and door to

EN SUITE SHOWER ROOM 5'10" x 4'10" (1.78m x 1.47m)

With tiled walls, tiled cubicle housing Mira Sport electric shower, low level Saniflo W.C., pedestal wash hand basin and obscured window to front.

BEDROOM FOUR, FIVE & SIX

Accessed via the guest sitting area and also enjoying a separate external front access this area, if required, could be configured to offer self contained living subject to any necessary consents being obtained.

BEDROOM FOUR 13' x 8' (3.96m x 2.44m)

A ground floor bedroom with fitted carpet, window to front, radiator, access to understairs storage cupboard and door to

EN SUITE 8' x 3' (2.44m x 0.91m)

With tiled walls, tiled cubicle housing Mira Go electric shower, pedestal wash hand basin with low level W.C., obscured window to rear and chrome effect electric heated towel rail.

FIRST FLOOR LANDING

With radiator and doors to bedrooms five and six.



BEDROOM 5 13' x 8' (3.96m x 2.44m)

Fitted carpet, currently set up as a twin room with window to front, radiator and generous built-in wardrobe. Door to

EN SUITE SHOWER ROOM 9' x 3' (2.74m x 0.91m)

With tiled walls, tiled cubicle housing Mira Go electric shower, low level W.C.. pedestal wash hand basin, obscured window to rear and chrome effect electric heated towel rail.

BEDROOM SIX 12' x 11' (maximum measurements irregular shaped r (3.66m x 3.35m (maximum measurements irregular shap)

Fitted carpet, window to rear and radiator and built-in wardrobe. Door to

EN SUITE SHOWER ROOM 5' x 3' (maximum measurements) (1.52m x 0.91m (maximum measurements))

With tiled walls, shower area with Mira Go electric shower, low level W.C., wall mounted wash hand basin, obscured window to side, chrome effect electric heated towel rail.

OUTSIDE

To the front the property is accessed via a pedestrian gate giving access to a pretty low maintenance garden area incorporating two patio seating areas ideal for enjoying a coffee in the morning sun. There are established trees and shrubs and also a rockery style garden. The main garden lies to the rear of the property where there is a delightful fully enclosed secluded garden which enjoys an excellent degree of privacy. There is a generous pretty patio/seating area perfect for enjoying an alfresco dinner of BBQ in the summer months and seating areas designed to take advantage of both the morning and evening sun. There is a greenhouse ideal for keen gardeners as well as a lawned area and the entire garden is enclosed by established hedging and fencing. There is a pedestrian access gate to the side where there is a gravelled parking area and an additional area of garden currently used as a produce garden. To the side of the property is a gravelled driveway leading to a large parking area offering parking for approximately five/six vehicles. Within this area there is also a

LARGE DOUBLE GARAGE 20' x 15' (6.10m x 4.57m)

With roller door, power and light.

SERVICES

Mains water, electric, drainage and gas central heating.

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 business rate plus band A.

DATE DETAILS PREPARED.

10th December 2025.









WHAT3WORDS

struck.revised.sweetner

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/>

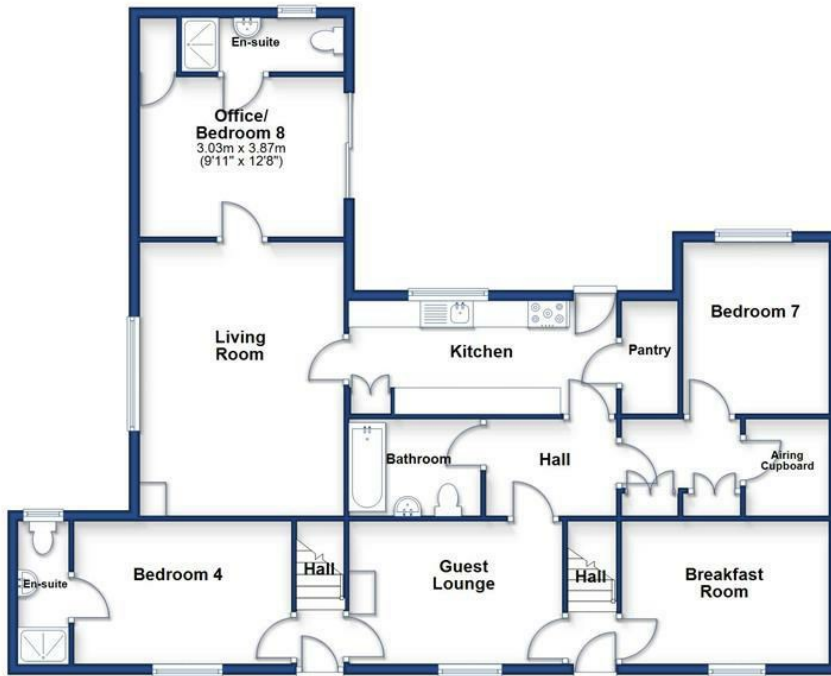
PROOF OF FINANCE - PURCHASERS

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.



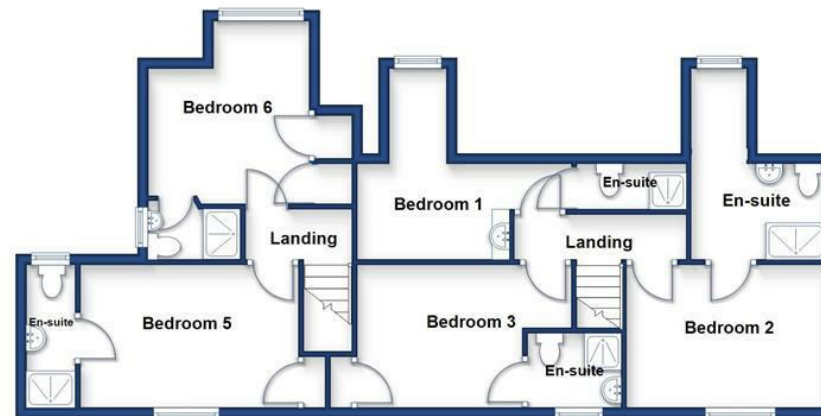
Ground Floor

Approx. 120.3 sq. metres (1295.4 sq. feet)



First Floor

Approx. 77.7 sq. metres (836.1 sq. feet)



Total area: approx. 198.0 sq. metres (2131.5 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		
(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 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.



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