



**5 Gwealmayowe Park, Helston, TR13 OPE**

**£40,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## 5 Gwealmayowe Park

- TWO BEDROOM PARK HOME
- L-SHAPED LIVING SPACE
- WELL REGARDED SITE
- CLOSE TO AMENITIES
- LOW MAINTENANCE PATIO STYLE GARDEN
- FREEHOLD
- COUNCIL TAX A

This two-bedroom park home is set within the highly regarded, over-50s Gwealmayowe Park – a peaceful and friendly community ideal for those seeking a relaxed lifestyle.

The accommodation features an open-plan L-shaped lounge/dining room offering comfortable, versatile living space, along with a fitted kitchen providing space and connections for appliances. There are two bedrooms and a practical wet room.

Outside, the low-maintenance garden offers a pleasant spot to sit out and enjoy the surroundings.

A wonderful option for a retired single person or couple looking for a secure, easy-going home in a lovely setting.







## LOCATION

Gwealmayowe Residential Park is a gorgeous over 50's Park Home development, situated in Helston at the northern end of the Lizard Peninsula approximately 12 miles east of Penzance and 9 miles south-west of Falmouth.

The bustling market town of Helston hosts a mixture of Georgian and Victorian architecture. An outstanding feature at the end of Coinagehall Street is The Monument, which was built in 1834 in the memory of Humphry Millet Grylls, a local banker and solicitor whose actions kept open the local tin mine and saved 1200 jobs. Helston itself offers an excellent range of day to day amenities including a choice of major supermarkets and a high street bustling with independent retailers as well as two doctors surgeries, a community hospital and good transport links to other major towns.

Gwealmayowe Park is on the doorstep of Porthleven, a charming fishing harbour and world class surf break. A little further along the coast, towards Penzance, Praa Sands is a beach with a mile of sand, quality surf and all year lifeguards.

There are several good restaurants in the area and many country pubs serving meals in the villages around. Helston is the gateway to the Lizard peninsula and to the Helford River. A trip through the Helford valley is an opportunity to visit some beautiful villages such as St Anthony in Meneage and Helford Village.

## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to:

### L-SHAPED LOUNGE DINING ROOM

**SITTING AREA 16'0" x 15'0" (4.9 x 4.59)**

with gas fire, radiator, two radiators and bay style windows to front and to side. Door to inner hallway and open plan to:

**DINING AREA 8'3" x 6'6" (2.53 x 2)**

with radiator, window to side and serving hatch to kitchen.

### INNER HALLWAY

with doors to various rooms.

**KITCHEN 11'6" x 7'10" reducing to 5'4" (3.53 x 2.39 reducing to 1.65)**

fitted with base and wall units with work surfaces over and sink and drainer with mixer tap. Space and point for gas oven, space and point for fridge freezer, space and plumbing for washing machine. Airing cupboard housing immersion, radiator and window to rear. Door to:

### REAR PORCH

with windows to side and rear and exterior door to rear. This area is in need of some updating works.

**BEDROOM ONE 9'4" x 7'9" (2.87 x 2.37)**

with window to rear and radiator.

**BEDROOM TWO 7'6" x 6'2" (2.31 x 1.9)**

window to side and radiator.

**WET ROOM 6'6" x 4'11" into the depth of the shower (2 x 1.52 into the depth of the shower)**

with electric shower, low level w.c and pedestal wash hand basin. Obscured window to front and extractor.

### OUTSIDE

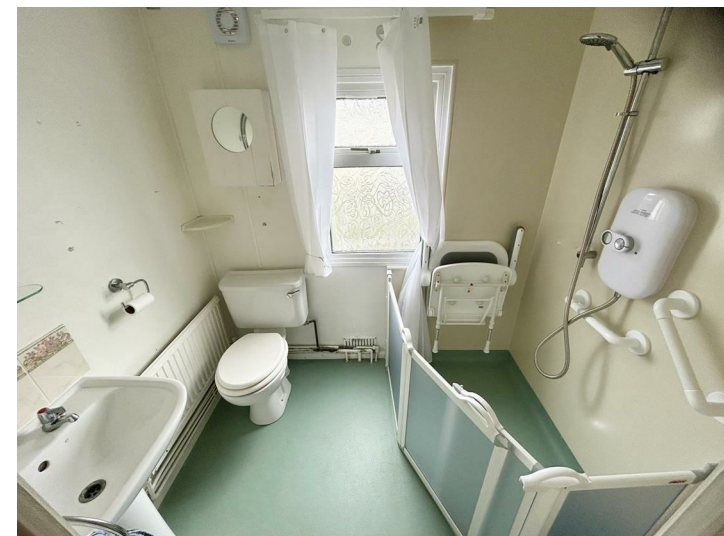
to the front of the property is a token lawned garden with steps leading to front door. To the side of the property is a patio style garden with established shrubs. There is a further smaller area of garden to the rear of the property and a path that leads around the other side to the front.

### SERVICES

Mains water, electricity (with we are advised is billed direct from the site owner) and there are LPG bottles which run the gas central heating.

### AGENTS NOTE ONE

We are advised that you have to be over fifty years old to buy a park home on this site. The parking for the site is at the entrance and the owner advised that if available there could be a garage to rent.





#### **AGENTS NOTE TWO**

Please also be aware that on re-sale of the park home, 10% plus VAT of the sale price is payable to the site owner

#### **AGENTS NOTE THREE**

The property is being sold on behalf of the owner by a family member who has limited knowledge of the property. Buyers must rely on their own enquiries.

#### **SERVICE CHARGE**

The service charge will be £220 per month correct as from January 2026.

#### **WHAT3WORDS**

packet.frostbite.brightly

#### **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 A.

#### **ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### **PROOF OF FINANCE**

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.

#### **DATE DETAILS PREPARED**

9 December 2025.

#### **AGENTS NOTE FOUR**


We have been advised by our client that the tenure for the property is 'virtual freehold' meaning that when buying a park home you purchase the physical property outright and lease the land it sits on in perpetuity for the entirety of the time the home is sited.





Helston Boating Lake - for marketing purposes only



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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