

93 Hellis Wartha, Helston, TR13 8WF

£325,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

93 Hellis Wartha

- BEAUTIFULLY PRESENTED THREE BEDROOM LINK DETACHED HOUSE
- SOUGHT AFTER LOCATION IN THE MARKET TOWN OF HELSTON
- SPACIOUS LOUNGE AND STYLISH KITCHEN/DINER
- MASTER BEDROOM WITH LUXURIOUS EN SUITE
- FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- MAINS GAS CENTRAL HEATING AND DOUBLE GLAZING
- GARAGE, DRIVEWAY PARKING AND ENCLOSED REAR GARDEN
- FREEHOLD
- COUNCIL TAX C
- EPC C74







Situated within a well-regarded residential area of the popular market town of Helston, this beautifully presented three-bedroom link-detached home offers stylish, comfortable and well-appointed family accommodation.

The property benefits from mains gas central heating and double glazing, with well proportioned accommodation comprising an inviting entrance hallway, ground floor cloakroom, lounge and an impressive fitted kitchen/diner, providing an ideal space for both everyday family living and entertaining.

To the first floor are three well-proportioned bedrooms, with the principal bedroom enjoying the added luxury of a beautifully appointed en suite shower room.

Externally, the property benefits from off-road parking, a garage and an enclosed rear garden, providing an attractive outdoor space to relax and enjoy.

Helston is a thriving and historic market town, widely regarded as the gateway to the stunning Lizard Peninsula, renowned for its beautiful coves, sandy beaches and spectacular rugged coastline.

The town offers an excellent range of amenities, including national retailers, independent shops, a health centre, cinema and leisure centre with indoor swimming pool. There is also a good selection of well-regarded primary schools, together with a secondary school incorporating a sixth form college. For further education, the university campus at Penryn is approximately twelve miles away.

Combining stylish accommodation, practical family features and a convenient location, this attractive home offers an excellent opportunity to enjoy comfortable modern living in one of West Cornwall's most popular market towns.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO

ENTRANCE HALLWAY
With wood effect laminate flooring and doors to:

CLOAKROOM
With a dual-flush WC and wash hand basin with tiled splashback, wood-effect laminate flooring and window to the front aspect.

LOUNGE 16'4" x 16'0" max including staircase (5 x 4.9 max including staircase)

With windows to both the front and side elevations, wood-effect laminate flooring and a staircase rising to the first floor, finished with a smart wooden handrail and contemporary chrome balustrades. Door leading to:

KITCHEN/DINING ROOM 16'2" x 10'2" (4.95 x 3.12)

A beautifully appointed kitchen featuring an attractive range of gloss white units, complemented by stone-effect work surfaces and a stainless steel one-and-a-half bowl sink and drainer. A gas hob with stainless steel splashback sits beneath a matching chimney-style hood, creating a sleek and contemporary finish.

There is an excellent range of storage, with a combination of base and drawer units and matching wall cupboards, together with a built-in double oven and microwave. Space is provided for a washing machine, dishwasher and fridge/freezer.

A window to the rear aspect and glazed patio doors, which provide access to the rear garden. Further features include wood-effect laminate flooring, a useful large storage cupboard, two spotlight arrangements and a convenient service door leading directly into the integral garage.

A smart turning staircase rises to:

FIRST FLOOR

LANDING

With large shelved storage cupboard and loft hatch to roof space and doors to:

BEDROOM ONE 10'8" x 10'0" (3.27 x 3.07)

With built-in wardrobes with mirrored fronts and a door to:

EN SUITE

Beautifully appointed with a modern glazed and tiled walk-in shower cubicle, fitted with a Triton electric shower. Further features include a dual-flush WC, pedestal wash hand basin, heated towel rail, extractor fan and shaver point with integrated lighting. There is also a useful tiled display/shelf area, part-tiled walls and attractive wood-effect vinyl flooring and window to the front aspect.

BEDROOM TWO 9'7" x 9'4" (2.94 x 2.87)

With window to the rear aspect.

BEDROOM THREE 10'2" x 6'2" (3.1 x 1.88)

With window to the rear aspect.

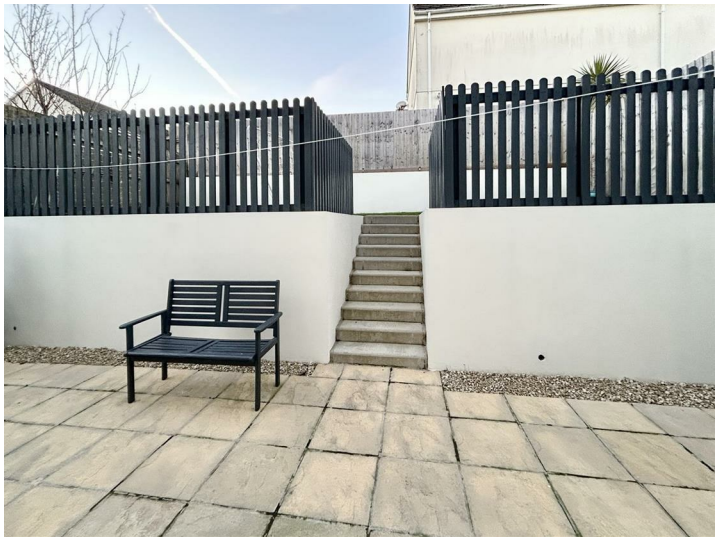












BATHROOM

A beautifully appointed bathroom featuring a panelled bath with glass shower screen, complemented by an attractive tiled splashback and electric shower overhead. Additional features include stylish recessed downlighting, a dual-flush WC, wash hand basin, heated towel rail, extractor fan and shaver socket. Finished with part-tiled walls and wood-effect vinyl flooring and obscure-glazed window to the side aspect.

OUTSIDE

To the front of the property there is a driveway with parking that leads to:

GARAGE 20'4" x 9'6" (6.21 x 2.92)

With up and over door, power, light, eaves storage, part glazed door to the rear aspect, service door back to the garage and the boiler has been installed recently.

REAR GARDEN

The rear garden is nicely enclosed by a combination of fencing and walling, Immediately adjoining the property is a patio seating area, ideal for outdoor dining and relaxation, together with an outside tap. Steps rise to a lawned area.

SERVICES/UTILITIES

Mains water, electricity, drainage and gas.

WHAT3WORDS

crispy.joys.exactly

FLOOD RISK

River & Seas Very Low Surface Water medium.

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 C.

DATE DETAILS PREPARED.

13th November 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/

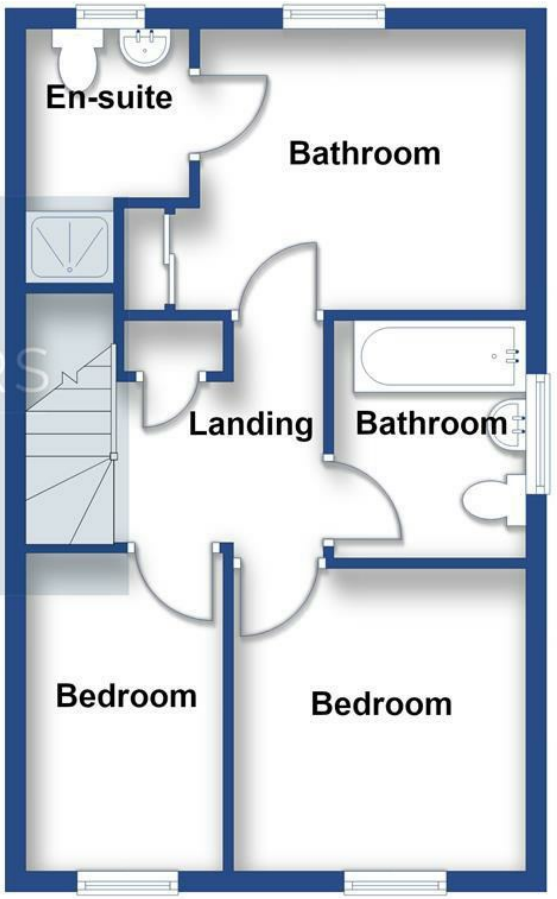
PROOF OF FINANCE - PURCHASERS

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. 765.1 sq. feet

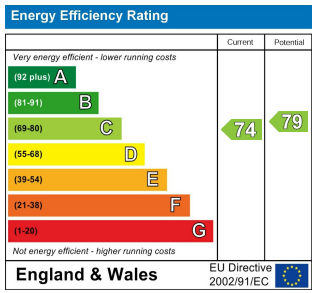


First Floor
Approx. 430.9 sq. feet



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Total area: approx. 1196.0 sq. feet



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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