



22 Pine Close, Helston, TR13 8QG

£400,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

22 Pine Close

- FOUR WELL PROPORTIONED BEDROOMS
- DETACHED HOME
- PATIO AND GARDEN
- WELL EQUIPPED SPACIOUS MODERN KITCHEN
- LIGHT FILLED OPEN PLAN LOUNGE AND DINING ROOM
- BLOCKED PAVED DRIVEWAY AND INTEGRAL GARAGE
- SOLAR PANELS
- FREEHOLD
- COUNCIL TAX BAND D
- EPC A95

Nicely positioned within the ever popular Pine Close area of Helston, this generously sized four bedroom detached home offers an ideal setting for family life. Beautifully presented throughout, it features a light filled open plan lounge and dining room, where French doors open directly onto the patio and garden, creating a seamless flow from within the property to the outside.

The well equipped spacious modern kitchen includes a breakfast bar, while a separate utility room adds everyday convenience. A pleasant sun room overlooks the enclosed rear garden which enjoys a sunny aspect and provides a perfect spot in which to sit out and unwind.

Upstairs, the home continues to impress with four well proportioned bedrooms, two of which benefit from well appointed en suite shower rooms and bespoke built in wardrobes. A modern family bathroom with a modern suite serves the remaining rooms, whilst a convenient cloakroom is situated downstairs.

Outside a smart brick paved driveway offers parking for several vehicles and leads, in turn, to an integral garage which plays host to the solar panel plant.

With excellent access to local schooling and the town's amenities, this is a family home that blends space, practicality, and a welcoming atmosphere in a highly sought after location and should be viewed to fully appreciate.

The accommodation in brief comprises an entrance hall, cloakroom, lounge/dining room, kitchen, utility room, sunroom, whilst on the first floor there are four bedrooms (two ensuite) and a family bathroom. The property benefits from gas fired central heating, double glazing and solar panels (see Agents Note One below).

Helston itself is a bustling market town that stands as a gateway to The Lizard Peninsula which is designated as an area of outstanding natural beauty with many beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctor surgeries, churches and also many clubs and societies. There are a number of well regarded primary schools, a comprehensive school with sixth form college and a leisure centre with indoor heated pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







Part glazed door to

ENTRANCE HALLWAY

Generously sized with opening to staircase, door to understairs storage cupboard and door to further cupboard with coat hanging rail and shelf over. Doors to lounge/dining room, kitchen and door to

CLOAKROOM

Having a white low-level w.c, pedestal wash hand basin with tiled surround, electric consumer unit, a wall mounted Worcester gas fired boiler, vinyl flooring and an obscure glazed window to the front.

LOUNGE 14'4" x 11'3" (4.37m x 3.43m)

A light and welcoming living space with window to the front and an opening to

DINING ROOM 9'7" x 8'6" (2.92m x 2.59m)

With French doors opening out to the rear patio and garden. Serving hatch to

KITCHEN 13'8" x 12'5" (narrowing to 8'6") (4.19m x 3.78m (narrowing to 2.59m))

Comprising a modern fitted kitchen with granite effect working top surfaces, incorporating a one and a half bowl stainless steel sink with drainer and Swan's neck mixer tap over, an electric oven and a gas hob. There are a good range of base units and drawers with matching wall cupboards and display shelves over. Spaces are provided for a dishwasher, fridge and a freestanding American style fridge freezer. There is a 'freestanding' breakfast bar arrangement, spotlighting, partial tiling to the walls, vinyl flooring, a window to the rear garden and doors off to the utility room and

SUN ROOM 8'2" x 6'7" (2.49m x 2.01m)

With a dual aspect having an array of windows to the front and side enjoying a nice outlook over the rear garden. Part glazed door to rear.

UTILITY ROOM 6'9" x 5' (2.06m x 1.52m)

A practical space with a working top surface incorporating a sink with side drainer and mixer tap over with cupboards under and matching wall units over. Spaces are provided for a washing machine and a dryer. Internal window to sunroom, vinyl flooring and door to garage.

A staircase rises to the first floor

FIRST FLOOR

LANDING

With white wooden balustrade, door to airing cupboard with shelving, loft hatch to roof space and doors off to all four bedrooms and the family bathroom.

BEDROOM ONE 11'3" x 9'1" (3.43m x 2.77m)

Comfortable double bedroom with built-in wardrobes with sliding doors and hanging rail with storage over, window to rear aspect, recessed spotlighting and

EN SUITE SHOWER ROOM

Nicely appointed with white fitted suite comprising a low-level w.c with concealed cistern, a wash hand basin set within a bespoke vanity unit and a generous walk-in shower cubicle with tiled surround housing an electric shower. There is a chrome ladder style towel rail, attractive tiling, recessed lighting, vinyl flooring and an obscure glazed window to the front aspect.

BEDROOM TWO 11'1" x 10'9" (max measurement) (3.38m x 3.28m (max measurement))

Double bedroom with built-in wardrobe having sliding doors, hanging rail and storage over, window to rear aspect and door to

EN SUITE SHOWER ROOM

With a white fitted suite with a low-level w.c, pedestal wash hand basin with mixer tap over and a shower cubicle housing a thermostatic shower. There is a ladder style towel rail, an extractor, vinyl flooring, shaving point, attractive white tiling to the walls and an obscure glazed window to the side aspect.

BEDROOM THREE 11'1" x 8'9" (plus bay window) (3.38m x 2.67m (plus bay window))

Double bedroom with bay window to front aspect.

BEDROOM FOUR 7'5" x 7'1" (2.26m x 2.16m)

With window to rear aspect.

BATHROOM

Comprising a white suite with low-level w.c, pedestal wash hand basin with mixer tap over and a white panelled bath with a tiled surround and bespoke shelf, housing a thermostatic shower with attachment and rainforest style drencher head. The room is complimented by attractive tiling to the walls, a chrome ladder style towel rail, vinyl flooring, a shaving point / light and an obscure glazed window to the front.

OUTSIDE

A neat block paved driveway provides off road parking for a number of vehicles and leads on to the garage.

A side pathway affords access to the rear garden, which enjoys a sunny aspect, is neatly enclosed and is laid largely to lawn with an adjacent patio area, which would seem well suited to sitting out and enjoying afternoon and evening sunshine. There is a shed and an outside tap.

GARAGE 17'2" x 8'8" (5.23m x 2.64m)

With electric door, power, light and plant for solar panels.

SERVICES

Mains electricity, gas, water and drainage.

AGENTS NOTE ONE

Our owners advise us that the solar panels at the property are owned outright and provide approximately 5 kW of solar energy (maximum output) with a 10 kW battery(max

COUNCIL TAX BAND

Council Tax Band D

WHAT 3 WORDS

musician.atomic.swarm

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.

ANTI-MONEY LAUNDERING

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

DATE DETAILS PREPARED.

25th March 2026

AGENTS NOTE TWO





Our owners advise us that they intend to remove the Blink camera system at the property prior to completion of the sale.



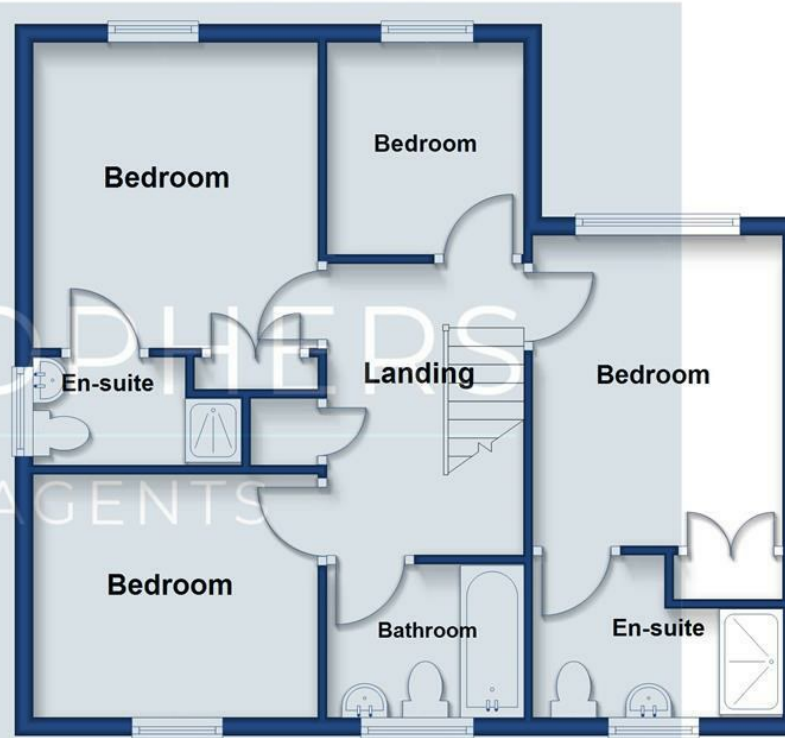
Ground Floor

Approx. 72.1 sq. metres (776.2 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.1 sq. feet)



Total area: approx. 127.6 sq. metres (1373.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		95	95
(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	

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