



**4 Castle Green, Helston, TR13 8EY**

**£249,950 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 4 Castle Green

- CHARMING END OF TERRACE COTTAGE
- SITUATED IN HISTORIC AREA OF HELSTON
- FULL OF CHARACTER
- WELL PROPORTIONED THREE BEDROOM ACCOMMODATION
- COMFORTABLE LIVING SPACE
- GARDEN
- WORKSHOP
- FREEHOLD
- COUNCIL TAX B
- EPC D63

Situated in the historic heart of the Cornish market town of Helston, this charming end of terrace cottage occupies a position just below the site of the former medieval castle, from which Castle Green takes its name. Full of character and offering well proportioned accommodation, the property benefits from mains gas central heating and double glazing.

The ground floor features an inviting hallway, a cosy lounge, generous kitchen/diner, complimented by a practical utility room. To the first floor, there is a bathroom and three bedrooms, providing comfortable living space.

Outside, the property enjoys a pleasant wall enclosed garden which is laid to lawn with well established plants and shrubs. To the rear is a further low maintenance garden with stone chippings and a useful workshop, offering excellent additional storage for hobby space.

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)

STEP UP AND DOOR TO

HALL

With door to

LOUNGE 14'3" x 9'6" (irregular shaped room) (4.34m x 2.90m (irregular shaped room))

Outlook to the front. Opening to

KITCHEN/DINER 15'9" x 11'6" (4.80m x 3.51m)

Having an outlook to the rear of the property and comprising a working top surfaces incorporating a Belfast sink unit with cupboards and drawers under and wall cupboards over. There is a Range style stove and under the stairs are built-in cupboards, a space for a fridge freezer, stairs to the first floor and opening to

UTILITY ROOM 7'9" x 4'3" (2.36m x 1.30m)

Having a working top surface with space under for a washing machine and tumble dryer. There are wall cupboards over, window to the rear and door to the outside.

STAIRS AND LANDING

With access to the loft and doors to all remaining rooms.

BEDROOM ONE 11'6" x 10'6" (average measurements) (3.51m x 3.20m (average measurements))

With outlook to the front.

BEDROOM TWO 11'6" x 9' (3.51m x 2.74m)

With outlook to the rear and having a recess area which houses the boiler.

BEDROOM THREE 8'6" x 6'6" (2.59m x 1.98m)

With outlook to the front.

BATHROOM

Comprising a bath with mixer tap and shower over, pedestal wash basin with waterfall style tap and close coupled W.C. There is a frosted window to the rear, built-in shelving and partially tiled walls.



## OUTSIDE

To the outside of the property at the front is a pleasant wall enclosed garden which is laid mainly to lawn and has well established plants and shrubs. To the rear of the property is a further garden which is stone chipped for ease of maintenance and a good size

## WORKSHOP 17' x 7'3" (5.18m x 2.21m)

Having a window and power.

## SERVICES

Mains electricity, water, drainage and gas.

## AGENTS NOTE ONE

We are advised that there is a right of way to the rear of the property in favour of neighbouring properties to walk around the terrace of houses.

## AGENTS NOTE TWO

There is an annual charge to maintain off property paths and drains which is currently £5.85 per year.

## AGENTS NOTE THREE

We are advised that the property is subject to s.156a Housing Act 1985. Under this, if a future owner wishes to sell on or before circa February 2033, Coastline Housing would have the right of first refusal to purchase the property at market value. Further details are available upon request.

## CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

## WHAT3WORDS

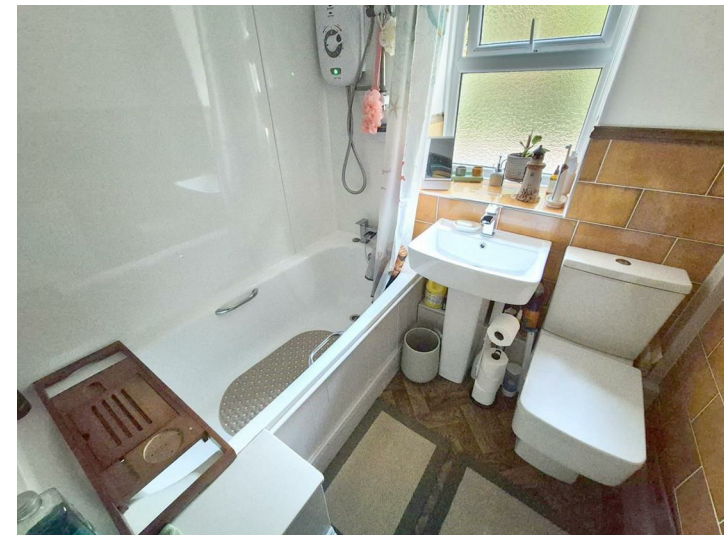
incomes.dabble.wobbles

## COUNCIL TAX

Council Tax Band B.

## ANTI-MONEY LAUNDERING

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







#### 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 -

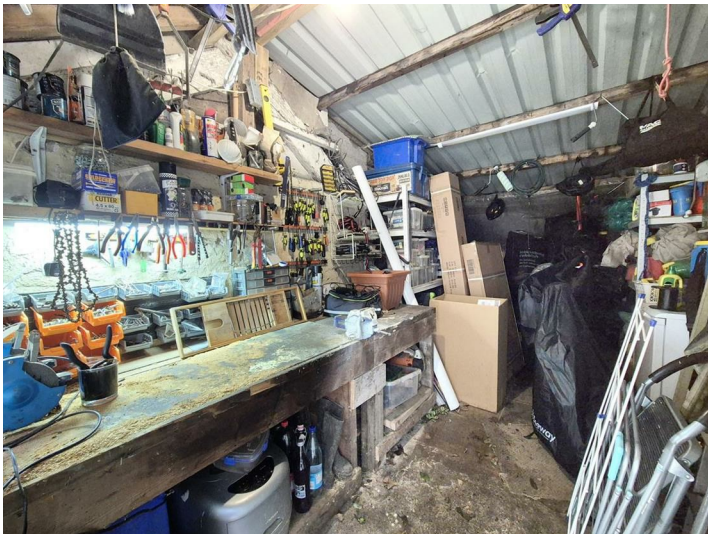
<https://checker.ofcom.org.uk/>

#### PROOF OF FINANCE - PURCHASERS

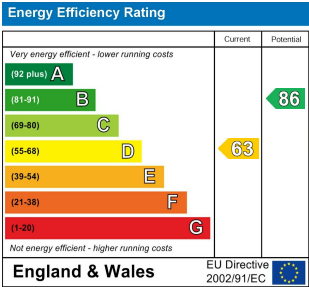
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED.

11th December 2025.







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.





## Christophers Estate Agents

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