



Corner Cottage Sithney Green, Helston, TR13 0RT

£340,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

Corner Cottage

- SEMI DETACHED TWO BEDROOM COTTAGE
- MAGICAL SEMI-RURAL SETTING
- GORGEOUS LARGE AND SECLUDED GARDENS
- MUCH CHARM AND CHARACTER
- FREEHOLD
- COUNCIL TAX B
- EPC F-28

Tucked away in a magical setting, this charming two-bedroom semi-detached cottage offers a blend of rustic character and peaceful countryside living, all within easy reach of nearby towns and transport links.

Brimming with warmth and personality, the cottage features a welcoming farmhouse-style kitchen/breakfast room with a handmade kitchen, solid fuel Rayburn, and a stable door leading directly to the garden – ideal for lazy mornings accompanied by birdsong. The cosy lounge, complete with a log burner, provides a perfect space to relax, while a ground-floor bathroom adds convenience.

Upstairs, two double bedrooms enjoy views over the beautiful gardens and surrounding greenery, creating a serene and restful atmosphere.

The gardens are a true highlight. Immediately outside the cottage is a delightful cottage-style garden with lawn, mature borders, and a choice of seating areas for relaxing in the sun or shade. Beyond this lies a more expansive lawned garden, with established trees including apple trees. This space offers exciting potential – subject to the necessary consents – for a studio, workshop, or even a shepherd's hut for visitors. Vehicular access adds practicality to this flexible outdoor space.

A haven for nature lovers, the garden attracts a wide variety of birds and wildlife including squirrels, and there are wonderful countryside walks on the doorstep.

While the setting is peaceful and secluded, the property remains conveniently located for access to Helston, the A30, and larger towns such as Hayle, Camborne, and Redruth – making it an ideal retreat that doesn't compromise on convenience.







LOCATION

Sithney Green is a tranquil hamlet nestled within the parish of Sithney in Cornwall, England. Located approximately 2 miles northwest of Helston, it offers a peaceful rural setting with access to wonderful walks while remaining conveniently close to local amenities. The hamlet is part of the broader Sithney parish, which encompasses several other villages and hamlets, including Crowtown, Coverack Bridges, and Lowertown. Nearby is also Helston Railway which offers the chance to ride on restored steam and diesel trains along a scenic 1.25 mile track.

The ancient market town of Helston lies approximately five miles south and offers an array of day to day facilities including national supermarkets, as well as a range of independent shops and cafes in addition to primary and secondary schooling. The famed sailing waters of the Helford River are also within reach. For foodies, approximately eight miles from the property, is Porthleven, a charming traditional fishing village which boasts a choice of high class eateries as well as world class surf.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

COVERED ENTRANCE

with stable door to the:

KITCHEN/BREAKFAST ROOM 13'8" (maximum) x 11'6" (4.17m (maximum) x 3.51m)

With flag stone style flooring, sash window to the front with shutters and window seat overlooking the garden and an additional window to the rear. There is a solid fuel Rayburn set in the inglenook which provides for hot water, as well as cooking. Fitted with a rustic painted wood kitchen, featuring base units with work surfaces over and a Belfast style sink. Space and plumbing for a washing machine and space and point for an electric cooker. Cupboard with power, currently housing a fridge and a freezer. Further eye level built-in cupboards and a turning staircase to the first floor and a door to the sitting room.

SITTING ROOM 15'5" x 8'4" (4.70m x 2.54m)

With flag stone style flooring A wonderfully cosy dual aspect room with sash window to the front with shutters overlooking the garden and a smaller feature horizontal sliding sash with decorative lattice grill to the rear. A beamed ceiling, wall panelling, log burner and a door to the bathroom.

BATHROOM 8' x 4'1" (2.44m x 1.24m)

A dual aspect room with small horizontal sliding sash windows with decorative lattices to the side and to the front. Flag stone style flooring, a bath with tiled surround with mixer tap and telephone style shower attachment. Low level w.c., wall mounted wash hand basin and a chrome effect heated towel rail.

FIRST FLOOR LANDING

With a useful linen cupboard and door to both bedrooms.

BEDROOM ONE 16'5 max reducing to 12 min x 9'2 max (5.00m max reducing to 3.66m min x 2.79m max)
(with restricted head height towards the rear of the room)

With sash window to the front with shutters and window seat overlooking the garden. Night storage heater and a built-in wardrobe.

BEDROOM TWO 14' (max) x 11'7" (4.27m (max) x 3.53m)

With sash window to the front with shutters and window seat overlooking the garden and night storage heater.

OUTSIDE

The gardens are an absolute delight. Step outside and find yourself in an idyllic cottage style garden with a gravelled seating area with a useful log store and pedestrian access to the side. This area of the garden is mainly lawned with a stepping stone style path to an archway leading to the further garden area. There are established beds and borders stocked with mature shrubs, trees and fig tree. The present owner enjoys sitting in the garden and watching the wildlife which includes squirrels and birds (woodpeckers, robins, blue tits and finches). There is a pretty patio seating area and an archway gives access to the further garden area which is mainly laid to lawn with established trees and shrub, including four apple trees and a useful shed. There is vehicular access to the bottom of the garden.

SERVICES

With mains water and electricity and private drainage. Solid fuel Rayburn.

DIRECTIONS

Leave Helston on the Penzance Road A394, continue up the Hill, turning right at Chris Nicholls motors onto the B3302, continue on this road taking the second turning on your right hand side. Follow this road down until coming to a cross roads, turn left here and then the property will shortly be seen on your right hand side identified by a Christophers For Sale Board.

VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of these details,

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 B





ANTI-MONEY LAUNDERING

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

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.

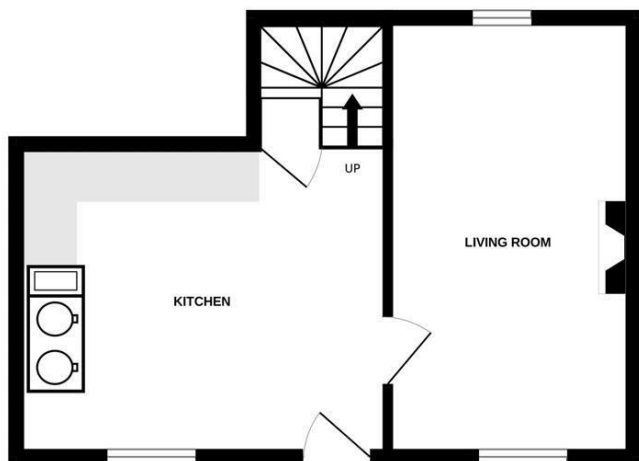
DATE DETAILS PREPARED.

22nd May 2025

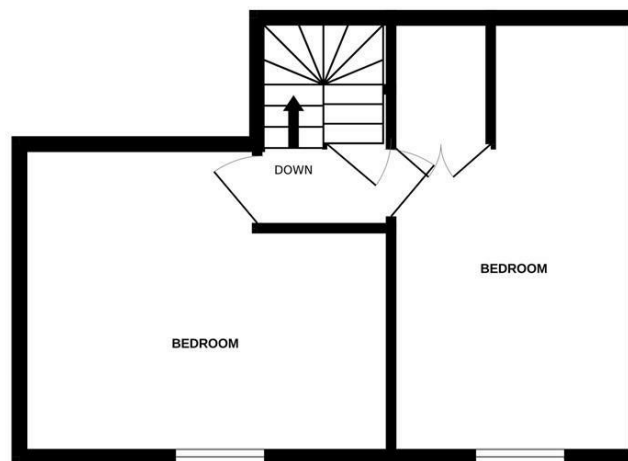




GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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