Laskowski &Co



3 Kiln Meadows, Gweek, Helston, TR12 6UQ

£650,000

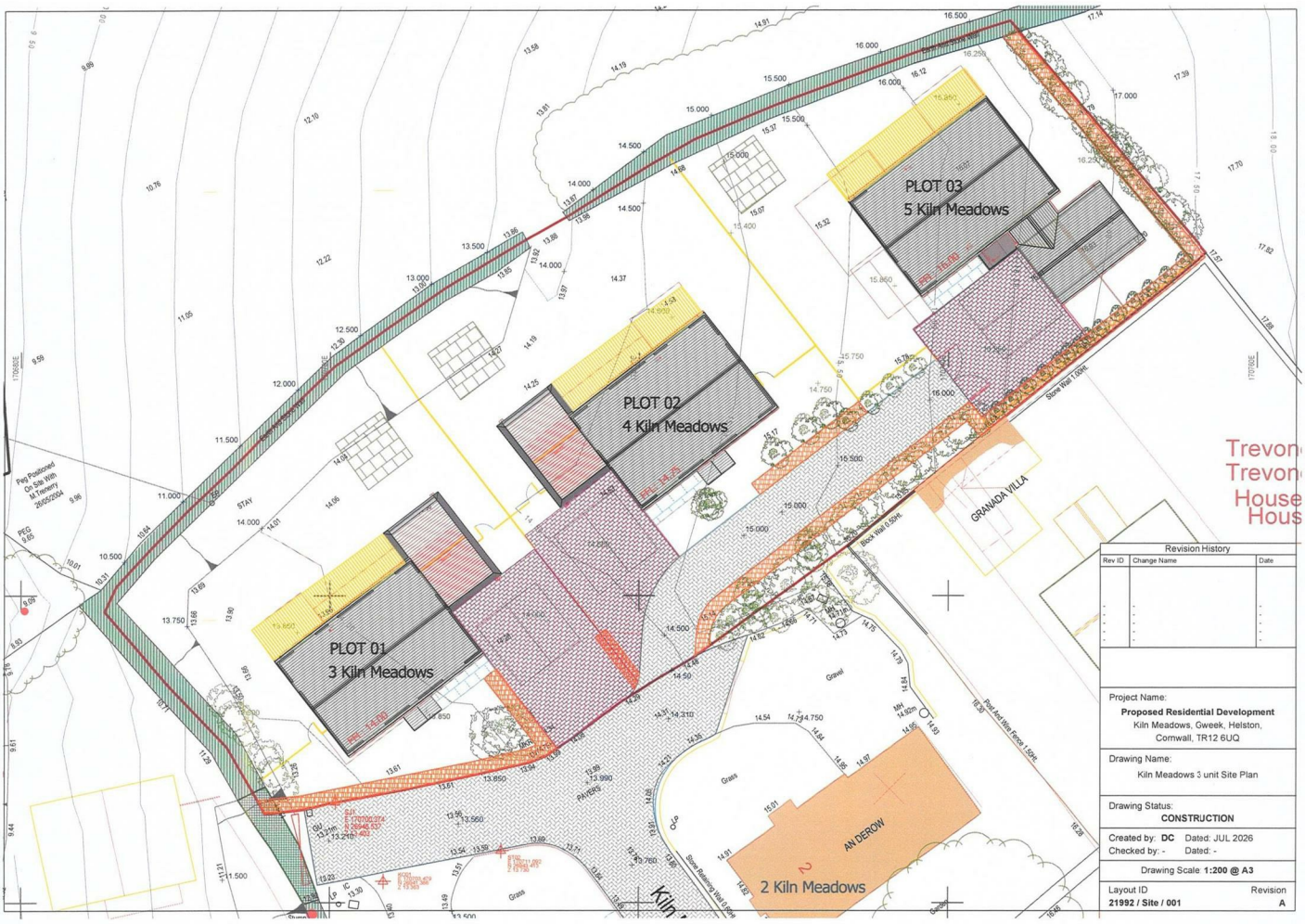
APPROACHING COMPLETION: READY TO MOVE INTO OCTOBER 2026

In a small, select cul-de-sac of just 5 properties, within a few moments' walk of the beautiful Helford River and the centre of this ever-popular creekside village, a detached brand new house within level landscaped gardens providing 4 bedroom, 2 bathroom accommodation, highly specified throughout, designed and constructed for high-efficiency and low on-going running costs.

EARLY VIEWING UNHESITATINGLY RECOMMENDED

Key Features

- Detached brand new house
- Double aspect living rooms opening directly onto the gardens
- Highly efficient and well specified with solar panels and battery storage
- 4 bedrooms, 2 bathrooms including principal suite with large private terrace
- Predicted Energy Assessment - A
- Good size, level surrounding gardens
- Moments from the Helford River and village amenities
- Air Source heating with supplementary solar panelling
- Private driveway parking and attached garage


PLOT 03
5 Kiln Meadows
PLOT 02
4 Kiln Meadows
PLOT 01
3 Kiln Meadows
2 Kiln Meadows
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Revision History
Rev ID
Change Name
Date
Project Name:
Proposed Residential Development
Kiln Meadows, Gweek, Helston, Cornwall, TR12 6UQ
Drawing Name:
Kiln Meadows 3 unit Site Plan
Drawing Status:
CONSTRUCTION
Created by: DC Dated: JUL 2026
Checked by: - Dated: -
Drawing Scale: 1:200 @ A3
Layout ID
21992 / Site / 001
Revision
A

KILN MEADOWS

Numbers 1 and 2 Kiln Meadows were constructed c. 2002 with Number 3, together with Numbers 4 and 5, now rapidly approaching completion to allow a future owner to move directly into these superb, detached, brand new houses, set to the rear of this small cul-de-sac of just five properties in total.

Set back from the roadside, Number 3 (4 and 5) enjoy a quiet position with no passing traffic. However, a short walk down the hill or through Meneth, leads to the centre of this village whose day-to-day amenities include a public house, general stores and very popular boatyard cafe - ideal for those wishing to explore the beautiful, sheltered sailing waters of the Helford river with its tree-lined creeks.

THE PROPERTY

Number 3 Kiln Meadows is scheduled for completion in September/October 2026 and will be offered for sale with the benefit of a Professional Consultants Certificate. Clean lines are complemented with granite relief, an oak porch and pitched roof of natural slate with inset solar panelling. High levels of insulation are complemented by double glazing and economic Air Source heating - under-floor to the ground floor rooms and with radiators to the first floor.

Engineered oak flooring is fitted throughout the ground floor where there is a wide, welcoming reception hall with large storage cupboard, turning staircase to the first floor and access to the useful ground floor cloakroom/WC. A well proportioned double aspect lounge has double doors opening onto broad decking at the rear of the property which also features in the double aspect kitchen/dining room which, again, is the full depth of the house. A useful utility room can, alternatively, be utilised as a study, with the attached garage, with internal courtesy door, sufficiently large enough for the installation of a utility area to the rear if preferred.

Upstairs, carpeting will be fitted together with tiling to the bathrooms; all four bedrooms feature fitted wardrobes, with the superb, double aspect, principal bedroom suite including a private shower room, dressing area and double doors onto a large sun terrace which, together with many of the rooms, enjoys an attractive, elevated outlook over the outskirts of the village to surrounding countryside.

A broad private driveway provides space for two/three vehicles in addition to the garage; surrounding gardens are of a good size, are well enclosed, level and include decked terracing to the rear.

THE ACCOMODATION COMPRISES

ENTRANCE HALLWAY

Spacious entrance hallway with engineered oak floor incorporating underfloor heating oak staircase with glass balustrade leading to the first floor. Large storage cupboard housing hot water tank. Doors to living room, ground floor WC and kitchen/dining room.

LIVING ROOM

22'4" x 11'1" (6.82 x 3.39)
Spacious, light dual aspect room with double-glazed window to the front aspect and double glazed French doors giving access to the generous rear garden and out to the large composite decked terrace. Engineered oak floor with underfloor heating, recessed ceiling lights

KITCHEN/DINING ROOM

22'4"x 10'3" (6.82x 3.14)
Another light dual aspect room with high specification fitted kitchen and large family dining area with double glazed French doors giving access to the garden and composite decked terrace. Engineered oak floor with underfloor heating, recessed ceiling lights. Doors to:-

UTILITY ROOM/STUDY

8'0" x 6'6" (2.44 x 1.99)
Practical utility room that could also be utilised as a study, engineered oak floor with underfloor heating, recessed ceiling lights, double glazed door giving access to the garden.

CLOAKROOM/WC

Dual flush WC, Vanity unit housing wash hand basin with mixer tap. Obscure double-glazed window to rear aspect. Engineered oak floor with underfloor heating, recessed ceiling lights.

FIRST FLOOR

LANDING

Doors to bedrooms and family bathroom. Engineered oak floor, radiator, loft hatch, recessed ceiling lights.

BEDROOM ONE

15'5" x 9'8" (4.72 x 2.96)
A wonderful principle bedroom. Dual aspect with natural light provided by the double-glazed window and double-glazed French doors that give access to a generous roof terrace. Built-in wardrobes, recessed ceiling lights, carpeted floor, radiator. Door to:-

ENSUITE SHOWER ROOM

8'0" x 6'2" (2.45 x 1.88)
High specification modern shower room with large walk-in shower, tiled floor, part-tiled walls, obscure double glazed window to the rear aspect. Recessed ceiling lights.

BEDROOM TWO

10'4" x 10'3" (plus built in wardrobe & door reces (3.16 x 3.14 (plus built in wardrobe & door recess))
Double bedroom with double glazed windows to front aspect, carpeted floor, radiator, recessed ceiling light, built-in wardrobe.

BEDROOM THREE

11'2" x 8'0" (3.42 x 2.46)
(plus built in wardrobe). Dual aspect room with double glazed windows to rear and side aspects overlooking the garden, woodland and county-side beyond. Carpeted floor with recessed ceiling light and radiator built-in wardrobe.

BEDROOM FOUR

11'2" x 10'0" (3.42 x 3.05)
Double bedroom with double glazed window to front aspect, carpeted floor, built in wardrobe, recessed ceiling lights, radiator.

FAMILY BATHROOM

8'6" x 7'6" (2.6 x 2.30)
High specification family bathroom with bath and separate walk-in shower, dual flush WC. Vanity unit housing wash hand basin. Tiled floor and part tiled walls, obscure double glazed window to front aspect.

THE EXTERIOR

FRONT

To the front of the property is a good sized driveway leading to the attached garage.

GARDEN

A generous rear garden provides a broad composite decked terrace, accessed via French doors from both the kitchen/dining room and living room. The terrace steps down to a level lawn. The garden is enclosed with wall and fencing, making it ideal for children and pets.

GARAGE

20'1" x 12'5" (6.14 x 3.80)

GENERAL INFORMATION

DIRECTIONAL NOTE

From the centre of the village and the head of the creek, pass the general stores on the left-hand side and public house - The Black Swan - on the right. Continue up the hill in the direction of Constantine and within approximately 200 metres, the entrance to Kiln Meadows will be found on the left-hand side, opposite the entrance to Meneth on the right.

SERVICES

Mains electricity, water and drainage are connected to the property. Highly efficient Air Source heat pump providing central heating and hot water, supplemented by solar panelling. A small annual charge to Boulden's Orchard Management Company will cover the running and annual maintenance of a pumping system which returns waste water to the main sewer.

COUNCIL TAX

To be confirmed by Cornwall Council.

TENURE

Freehold.

POSSESSION

Immediate possession is available circa September/October 2026.

VIEWING

By prior appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Revision History		
Rev ID	Change Name	Date
Rev P1	Preliminary Issued	26/08/2025
Rev A	Win/door refs added, stone changes, various corrections	22/09/2025
Rev B	TF setting out tweaked, Fnds updated	23/09/2025
Rev C	Porch Change, Balcony hight adjusted	02/07/2026
-	-	-
-	-	-
-	-	-
-	-	-

Project Name:
Proposed Residential Development
Kiln Meadows, Gweek, Helston,
Cornwall, TR12 6UQ

Drawing Name:
Plot 1 - NE Elevation (Front)

Drawing Status:
CONSTRUCTION

Created by: **AS** Dated: AUG 2025
Checked by: - Dated: -

Drawing Scale: **1:50 @ A3**

Layout ID **21992 / Plot 1/ 005** Revision **C**



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Project Name:
Proposed Residential Development
Kiln Meadows, Gweek, Helston,
Cornwall, TR12 6UQ

Drawing Name:
Plot 1 - NW Elevation (Rear)

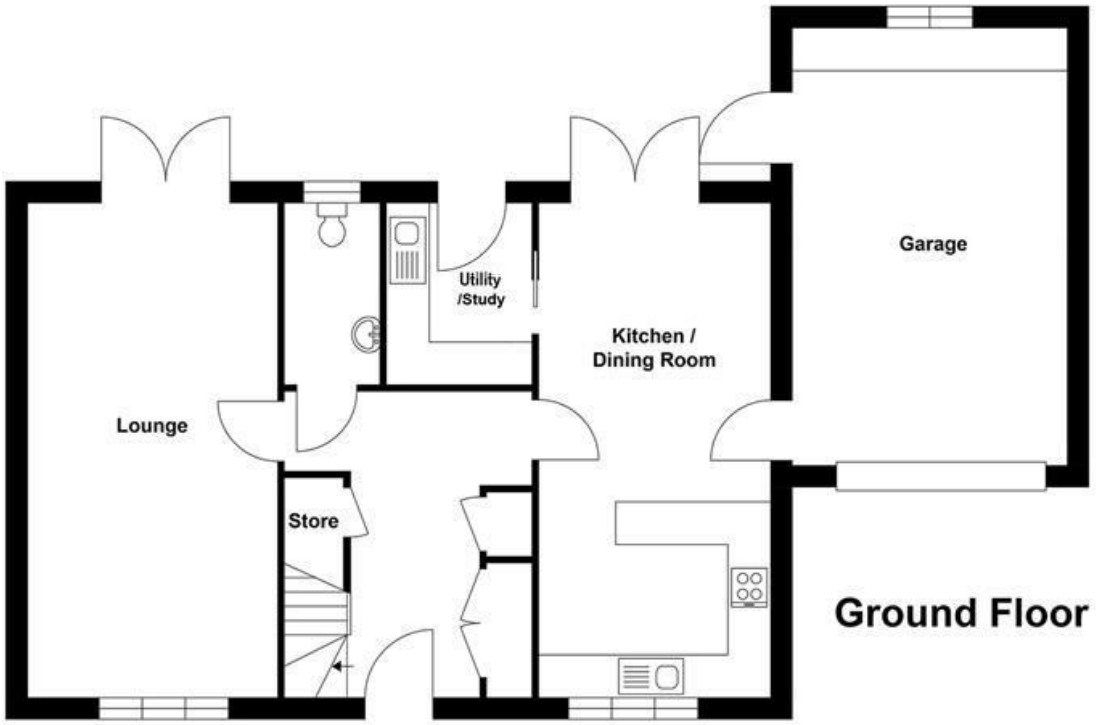
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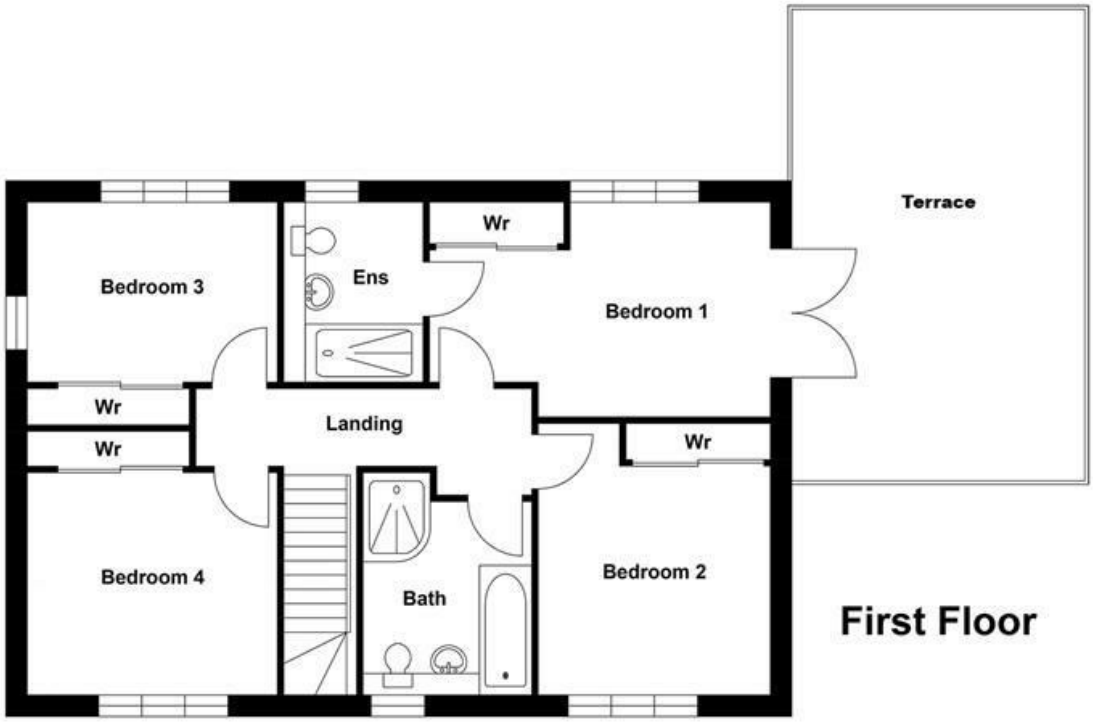
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Layout ID **21992 / Plot 1 / 006** Revision **C**

Floor Plan





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.