



4 The Mews Wendron Street, Helston, TR13 8PS

£215,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

4 The Mews Wendron Street

- UNIQUE OPPORTUNITY TO PURCHASE A MEWS TYPE APARTMENT
- CLOSE TO THE TOWN CENTRE
- FORMALLY CROW'S BISTRO/BAR
- SUPER OPEN PLAN LIVING AREA
- THREE BEDROOMS
- FREEHOLD
- COUNCIL TAX B
- EPC D64

An opportunity to acquire a distinctive mews-style apartment arranged over two floors, ideally positioned just moments from the centre of the bustling market town of Helston.

Formerly home to Crow's Bistro and Bar, this characterful conversion offers flexible and generously proportioned accommodation. The ground floor comprises an entrance area, a spacious kitchen/diner, two bedrooms, and a contemporary shower room. A bespoke spiral staircase rises to the first floor, where an impressive open-plan living space provides a striking focal point, along with an additional bedroom, creating a versatile and adaptable layout.

Helston is an historic and thriving market town offering a comprehensive range of amenities, including national retailers, cafes, public houses, health centres, a cinema, and a leisure centre with indoor swimming pool. The town benefits from well regarded primary schools and a secondary school with sixth form provision. It also serves as the gateway to the beautiful Lizard Peninsula, a designated Area of Outstanding Natural Beauty renowned for its dramatic coastline and scenic walks.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







PART GLAZED DOOR TO

KITCHEN/DINER 16'2" x 15'4" (4.95 x 4.69)

A tiled entrance area welcomes you in, featuring a bespoke cast iron spiral staircase rising to the first floor. The kitchen is fitted with a range of cream units complemented by granite-effect worktops and mosaic tiled splashbacks, incorporating a stainless steel sink and drainer. There is an excellent selection of base units and drawers with matching wall-mounted units, along with space for a range cooker and washing machine. Integrated appliances include a fridge/freezer and dishwasher.

The room is finished with tiled flooring and illuminated by modern spotlights. From the kitchen, an inner hallway, also tiled and benefiting from a window to the front aspect and leads through to a further hallway, where a glazed door opens onto the outside courtyard. From here, doors lead to the remaining ground floor accommodation.

BEDROOM ONE 12'11" x 9'8" (3.94 x 2.96)

With a window to the rear aspect and the room is lit by a spotlight arrangement.

BEDROOM TWO 8'11" x 7'11" (2.73 x 2.42)

Window to the side aspect and is lit by a spotlight arrangement.

SHOWER ROOM

With walk-in tiled shower cubicle, wall mounted wash hand basin with mosaic tiled splashback, dual flush W.C., ladder style drying radiator, extractor fan, shaver socket, mirror and tiling to the floors and walls.

A cast iron turning staircase leads up to -

LIVING AREA 29'10" x 14'2" (9.11 x 4.34)

A real feature of the property, this impressive space with its vaulted and being divided into two distinct areas by a partition wall, it offers excellent flexibility for both living and dining.

Windows to both the front and rear aspects allow for plenty of natural light, with the rear window enjoying a pleasant outlook towards St Michael's Church, further enhancing the overall appeal.

BEDROOM THREE 13'5" x 8'2" (narrowing to 6'5") (4.1 x 2.497 (narrowing to 1.97))

With two windows to the side aspect and loft hatch to the roof space.

OUTSIDE

The property is approached via a pedestrian walk way through an arch which is shared by other properties and there is a small fenced courtyard garden.

SERVICES

Mains water, electricity, drainage and gas.

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 B

DATE DETAILS PREPARED.

13th April, 2026.

WHAT3WORDS

TBC.

MOBILE AND BROADBAND

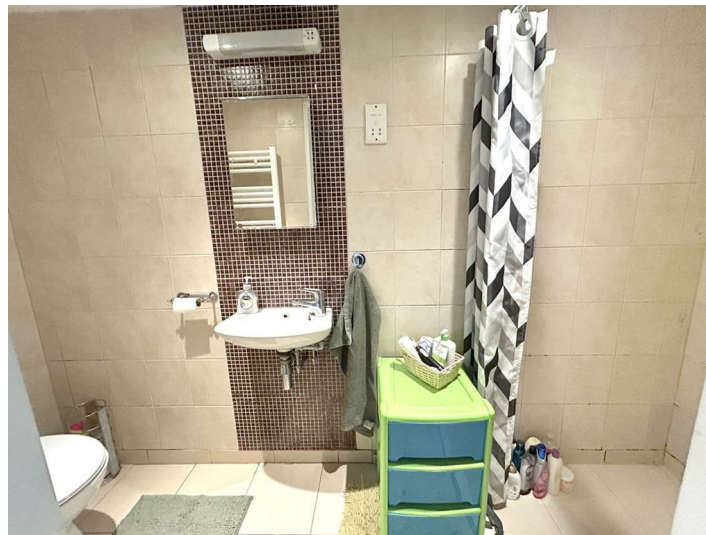
To check the broadband coverage for this property please visit -

<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.





Total area: approx. 87.0 sq. metres (936.9 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | 76 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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