



16 Prospect Place, Helston, TR13 8RU

£285,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

16 Prospect Place

- BEAUTIFULLY PRESENTED THREE-BEDROOM END-TERRACE COTTAGE
- GENEROUS ACCOMMODATION CLOSE TO HELSTON TOWN CENTRE
- SPACIOUS LOUNGE/DINING ROOM WITH OPEN FIRE
- BEAUTIFULLY APPOINTED DUAL-ASPECT KITCHEN/BREAKFAST ROOM
- GROUND-FLOOR DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM
- PARKING AND GARAGE
- ENCLOSED COURTYARD GARDEN
- FREEHOLD
- COUNCIL TAX C
- EPC D59

A beautifully presented and generously proportioned three-bedroom end-of-terrace cottage, ideally situated just a short stroll from Helston town centre.

Having been significantly improved by the current owners, this charming home combines character with modern convenience and benefits from mains gas central heating and double glazing.

The ground floor offers an entrance porch leading into a spacious lounge/dining room, complete with an open fireplace. The beautifully appointed dual-aspect kitchen/breakfast room enjoys an abundance of natural light, enhanced by a skylight that creates a bright and airy atmosphere. Completing the ground floor is a generous double bedroom with a stylish en-suite shower room.

Upstairs are two further bedrooms, including an impressively spacious principal bedroom, together with a beautifully fitted shower room.

Outside, the property benefits from off-road parking and a garage to the side. To the rear is a delightful enclosed courtyard garden, offering a good degree of privacy and featuring an established grapevine.

Helston is a historic and thriving market town with a wide range of amenities, including national retailers, health centres, a cinema and a leisure centre with an indoor swimming pool. The town is also well served by primary and secondary schools, including sixth-form provision, and provides convenient access to the stunning Lizard Peninsula.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







PART GLAZED DOOR

With glazed windows to:

ENTRANCE PORCH

With coat hanging space and shoe racks and mosaic style tiling to the floor, a feature period glass door leads to:

LOUNGE/DINER 26'2" x 12'9" narrowing to 9'10" (8 x 3.9 narrowing to 3)

A lovely, generously proportioned space featuring stripped wood flooring and an attractive fireplace, set on a raised glass and granite-effect hearth with a charming period wooden surround and mantel. Windows to both the front and rear aspects allow for plenty of natural light, with the rear window enjoying an outlook over the courtyard. There is also a useful understairs storage cupboard. From here, an inner hallway leads to:

KITCHEN/BREAKFAST ROOM 20'4" x 8'9" irregular shape (6.2 x 2.68 irregular shape)

A lovely and generously proportioned kitchen/breakfast room, fitted with an attractive range of pale green shaker-style units complemented by butcher's block-effect worktops incorporating a one-and-a-half bowl sink and drainer with mixer tap. There is a good range of base, drawer and wall-mounted units, together with a useful pull-out larder and built-in bottle rack.

The worktops are complemented by attractive metro-style tiled splashbacks, while spaces are provided for a washing machine, tumble dryer, range cooker with stainless steel extractor hood over, and an American-style fridge/freezer. A breakfast bar provides additional seating, and the room also features an attractive exposed stone wall and tiled flooring.

Windows to both the front and side aspects, together with a skylight, allow an abundance of natural light to flood the room, while a series of ceiling downlighters complete this beautifully presented space.

GROUND FLOOR BEDROOM 10'5" x 8'3" maximum measurements (3.2 x 2.53 maximum measurements)

With window to the front aspect and a period style radiator. Door to:

EN SUITE SHOWER ROOM

A beautifully appointed shower room fitted with a contemporary suite comprising a wet room-style walk-in shower with glass screen, Mira Sport electric shower and built-in tiled shelf. There is also a wash hand basin set within a vanity unit with useful drawer storage beneath, a dual-flush W.C. and a chrome-effect ladder-style heated towel rail.

The room is finished with attractive wall tiling and wood-effect flooring, while an extractor fan and a series of ceiling downlighters complete the space.

From the lounge/diner a door leads to:

REAR HALLWAY

With stairs rising to:

FIRST FLOOR

LANDING

With loft hatch to the roof space and window to the rear aspect, doors to:

BEDROOM ONE 16'3" x 10'9" (4.97 x 3.28)

A generously proportioned room with two windows to the front aspect, enjoying views over the rooftops of Helston towards the Parish Church and open countryside beyond. The room features attractive wood panelling to the ceiling and benefits from a large built-in wardrobe providing ample hanging and shelving space.

BEDROOM TWO 9'10" x 8'11" (3 x 2.72)

With a high level window to the side aspect.

SHOWER ROOM

A generous and beautifully appointed shower room featuring a large glazed and tiled walk-in shower with rainfall showerhead and separate handheld wand. There is a dual-flush W.C. with concealed cistern, together with a wash hand basin set into a vanity unit providing useful storage beneath.

The room is complemented by a ladder-style heated towel rail, attractive wall tiling and wood-effect flooring, while an obscured glazed window to the rear aspect provides natural light and privacy.

OUTSIDE

To the side of the property there is a large turning area and parking which leads to:

GARAGE 16'4" x 10'9" (5 x 3.3)

With two wooden doors at the front, power and light.

GARDEN

The gardens enjoy a predominantly southerly and westerly aspect, with the rear garden being attractively enclosed by a combination of stone and brick walling, creating a good degree of privacy. Designed with ease of maintenance in mind, the garden is principally hard landscaped and offers a variety of seating and entertaining areas.

There is a decked seating area with an arbour over, together with a paved seating area and raised decking, while sleepers have been used to create attractive raised gravelled borders. To the far end of the garden is a further covered arbour, beneath which a mature vine creates a wonderfully secluded spot and gives the garden a delightful Mediterranean feel.





SERVICES/UTILITIES

Mains water, electricity, drainage and gas.

WHAT3WORDS

angel.snowing.instance

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 C.

DATE DETAILS PREPARED.

27th August 2026.

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/>

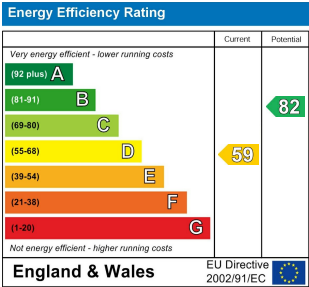
PROOF OF FINANCE - PURCHASERS

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.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.





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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