



Helmescott, 11 Higher Market Street

Guide Price £287,000



Heather & Lay
The local property experts

- Grade II Listed Character Home
- Four Bedroom Terraced Property
- Central Penryn Location
- Well-Proportioned
- Former Student Let
- Current Airbnb Holiday Let
- Gas Central Heating System
- Accessed By A Quiet Ope Way
- No Onward Chain
- PLEASE WATCH OUR WALK THROUGH TALK THROUGH VIDEO TOUR

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

SERVICES: Mains electricity, gas, water & drainage

THE LOCATION

Helmescott is located on Higher Market street, entered via an opeway and near the centre of this historic market town. Penryn has an active community and good everyday facilities including nursery, primary and secondary schools. The town enjoys good communication with Falmouth via its bus service and train station, which links to Truro City and mainline Paddington. Penryn is enjoying something of a renaissance being the home of the University of Cornwall which incorporates Dartington College and also of the regeneration and development of Penryn's inner Harbour and Harbour village. Penryn College is a huge asset to the town, with its strong reputation and excellent facilities. Falmouth town (approximately 2 miles) provides comprehensive shopping, schooling, business and leisure facilities together with a harbour and blissful seafront and beaches.







THE PROPERTY

Accessed via a charming opeway off Higher Market Street, Helmscott is a characterful four-bedroom Grade II listed home offering generous accommodation and a wealth of period charm.

Stepping through the front door, you're immediately struck by the impressive proportions of the rooms. The welcoming farmhouse-style kitchen provides ample space for a large dining table and a freestanding fridge freezer, making it an ideal hub for family life.

Beyond the kitchen is the spacious living room, which benefits from a large storage area and a convenient downstairs WC. Leading off the living room is a versatile ground-floor double bedroom with plenty of space for furniture and storage. An impressive feature window overlooking the street is a reminder of the property's fascinating history as a former butcher's shop.

Upstairs, the generous principal bedroom enjoys a bay window to the front and retains its original wooden floorboards, adding to the home's character. There are two further well-proportioned double bedrooms, one of which houses the Glow-worm gas combination boiler serving the gas-fired central heating system.

Completing the first floor is the family bathroom, fitted with a bath and shower over.

Overall, Helmscott is a deceptively spacious and characterful home that would make an excellent family residence, first-time purchase or buy-to-let investment.





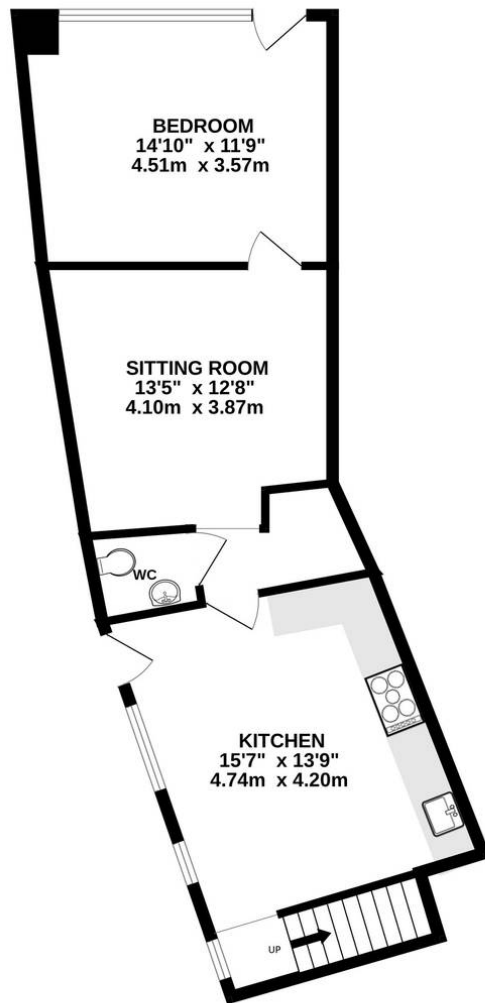




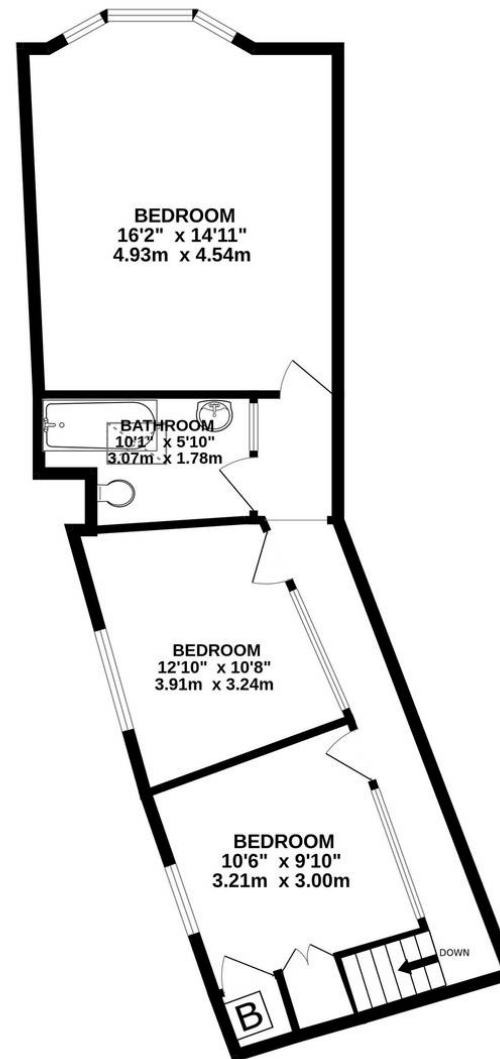




GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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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