



24 Manor Way, Helston, TR13 8LJ

£395,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

24 Manor Way

- FIVE BEDROOM SEMI DETACHED FAMILY HOME
- IMMACULATE OPEN PLAN LIVING/DINING SPACE
- BI FOLD DOORS OUT TO REAR GARDEN
- OFF ROAD PARKING
- FULLY DOUBLE GLAZED THROUGHOUT IN 2024
- ENCLOSED REAR GARDEN
- FREEHOLD
- EPC 68 - D
- COUNCIL TAX C







This impressive five bedroom semi-detached family home offers spacious and versatile living accommodation, perfectly suited to modern family life. Inside, the accommodation is light and welcoming with well-proportioned rooms thoughtfully arranged to provide flexible living space.

The welcoming entrance leads into a bright and generously proportioned living room, which flows into the dining room creating a wonderful open-plan feel while still retaining distinct spaces for relaxing and entertaining.

From the dining room, two sets of bi-fold doors open out onto the garden, flooding the space with natural light and providing a connection between indoor and outdoor living, perfect for gatherings with family and friends or summer entertaining.

The kitchen is conveniently positioned just off the dining room, offering a practical layout with a door opening into the integral garage providing excellent potential to further personalise if desired.

Upstairs, five bedrooms provide ample space for growing families, home working, or guest accommodation. Each room is beautifully maintained, reflecting the overall immaculate presentation of the home.

The home benefits from recently fitted double glazing throughout, enhancing both energy efficiency and year round comfort.

Externally, the property continues to impress, with off road parking and fully enclosed garden ideal for children and pets. The property is conveniently located for local amenities and schools, this outstanding home presents a rare opportunity to secure a substantial family property in one of Helston's most popular residential areas.

Combining immaculate interiors with desirable outdoor space, this impressive family home is ready to welcome its next owners.

LOCATION

Helston is regarded as the gateway to the Lizard Peninsula with its stunning feature coves, sandy beaches and rugged coastline. It is a bustling market town providing facilities including national stores, health centre, cinema and a leisure centre with indoor pool. There are a number of well regarded primary schools, a secondary school with sixth form college and a university campus can be found in the nearby town of Penryn which is some twelve miles distant.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

.

PART GLAZED DOOR TO

ENTRANCE PORCH

With coir matting, full length UPVC double glazed window and door into

LIVING ROOM 15'8 (into recess) x 14'7 (4.78m (into recess) x 4.45m)

A bright and welcoming living space ideal for family living. The living room is generously proportioned and filled with natural light from a large front-facing window. There is a chimney breast with wood burning stove, an alcove with shelving and ample space for comfortable seating as well as additional furniture. The layout provides a practical flow, with easy access to the adjoining areas of the home and stairs leading to the first floor.

DINING ROOM 15'9 x 10'3 (4.80m x 3.12m)

The dining room is a bright and inviting space flooded with natural light, the room benefits from two sets of bi-fold doors that open fully onto the garden, blending indoor and outdoor living during the warmer months. With its garden outlook and effortless connection to the patio, this is a superb space for hosting guests or enjoying relaxed dining with family. Although the room is not currently used as a dining room, the generous proportions allow ample space for a dining table.

KITCHEN 11'3 x 10'5 (3.43m x 3.18m)

A practical space fitted with a range of wall and base units and drawers, roll edge work surfaces incorporating a stainless steel sink with draining board and mixer tap. There is also a large electric oven with five ring gas hob and cooker hood over space for a dishwasher and fridge freezer. A window overlooks the rear garden and there is also a patio door leading out to the rear garden.

STAIRS / LANDING

A large landing with airing cupboard, loft hatch with pull down ladder and doors into five bedrooms, family bathroom and shower room. Our client has advised us that the loft is boarded and has light connected.

MASTER BEDROOM 13'1 x 10'5 (3.99m x 3.18m)

A bright and spacious double bedroom with window to the front, radiator and built in double wardrobe.

SHOWER ROOM 6'9 x 5'8 (2.06m x 1.73m)

With single shower cubicle, low level W.C, wash hand basin, heated towel rail, tiled floor and obscured window to the side.

BEDROOM FOUR 10'6 x 7'7 (3.20m x 2.31m)

A double bedroom with window to the rear and radiator.

FAMILY BATHROOM 6'7 x 5'3 (2.01m x 1.60m)

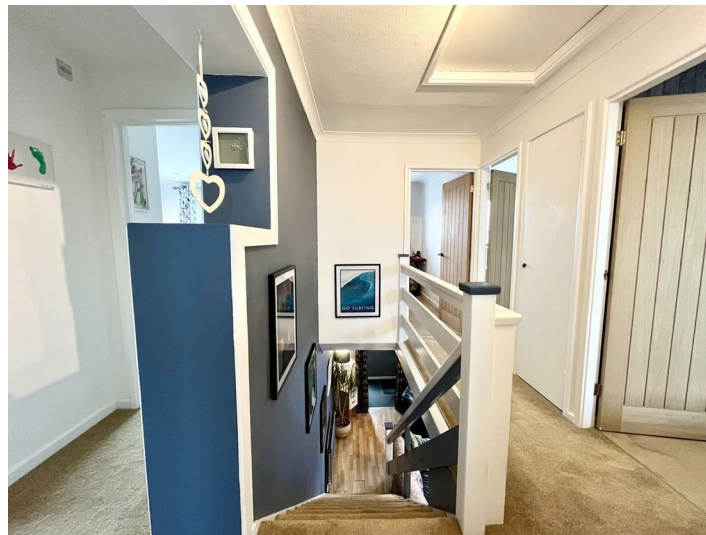
A fully fitted family bathroom with low level W.C, wash hand basin, bath with shower over, tiled walls and floor and obscured window to the rear.

BEDROOM THREE 10'7 x 8'7 (3.23m x 2.62m)

A double bedroom with window to the rear, radiator and built in single wardrobe.

BEDROOM TWO 11'9 x 9'4 (3.58m x 2.84m)

A double bedroom with window to the front, radiator and built in single wardrobe.





BEDROOM FIVE 8'9 x 6'1 (2.67m x 1.85m)

A single bedroom with window to the rear and radiator.

GARAGE 20'1 x 10'7 (6.12m x 3.23m)

A large garage with power, light and water connected. There is ample space to the rear for a utility area already providing work surface space and space and plumbing for washing machine and tumble drier. An integral door leads into the kitchen whilst to the front there is an electric up and over door.

GARDEN

The rear garden is a well maintained and private outdoor space, offering the perfect setting for both relaxation and entertaining. A generous patio area provides ample room for outdoor seating and dining, ideal for summer gatherings. The lawn is bordered by mature planting, established shrubs and vibrant greenery. Raised beds and thoughtfully arranged foliage add depth and colour throughout the seasons. To the rear there is a pedestrian access gate leading to a path at the back of the property.

COUNCIL TAX

Council Tax Band C

SERVICES

Mains gas, electric, water and drainage.

AGENTS NOTE

Prospective purchasers should be aware that the property has had new double glazing fitted throughout since the EPC was done. Also, on the floorplan there have been two sets of Bi-Fold doors fitted in place of where the windows are.

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.

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/>

DATE DETAILS PREPARED.

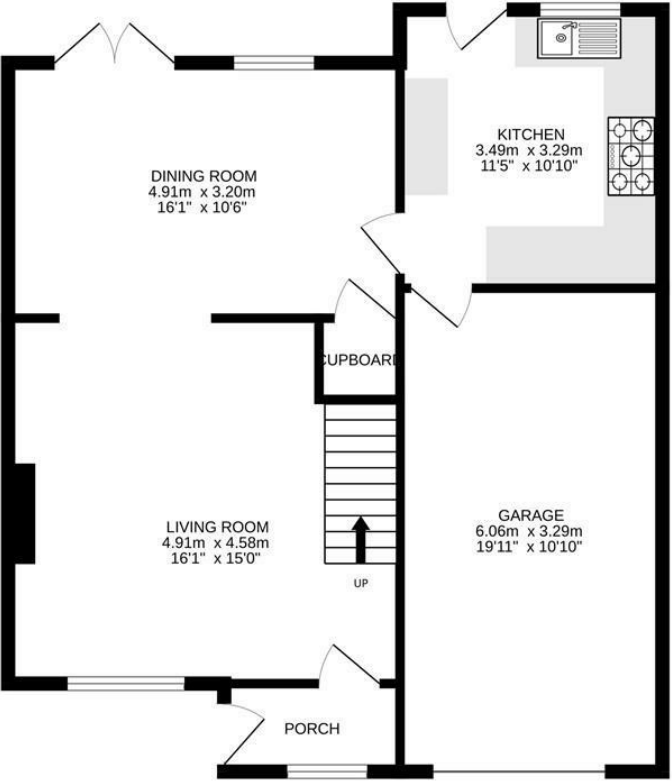
Details prepared March 2026.

WHAT3WORDS

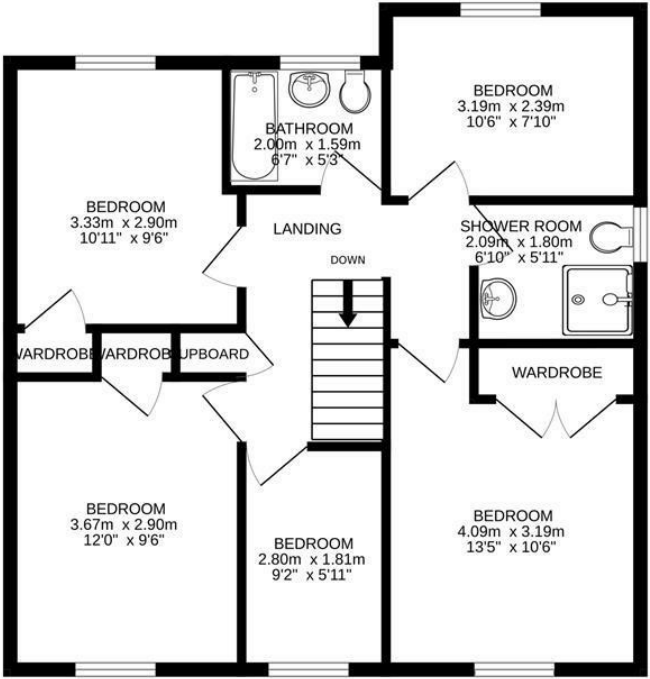
tomorrow.prosper.towels



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		68
(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 a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as lease 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.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

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

CHRISTOPHERS
ESTATE AGENTS