

Fearnmore

Falmouth Road,
Helston TR13 8JT

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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STUNNING DETACHED HOUSE SITUATED ON THE EDGE OF HELSTON

A beautifully designed house, built in 2025 and finished to the highest of standards.

Five bedrooms, two with en suite shower rooms, sitting room, fabulous kitchen/dining room with integral appliances, lounge, cloakroom, utility and family bathroom.

Very well proportioned with spacious rooms and lots of windows affording plenty of natural light. Underfloor heating throughout, most of the ground floor rooms have attractive stone floors.
Luxurious bathrooms with quality fittings and beautifully appointed.

Very energy efficient with lots of insulation and air source heating resulting in low running costs.

Enclosed rear garden with level lawn and large tiled terrace for sitting out accessed from two sets of bi fold doors. Very safe for children and pets.

Internal viewing essential.

Freehold. EPC - C. Council Tax - Band E.



Guide Price £595,000

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GENERAL COMMENTS

Fearnmore is a very attractive detached modern house that was built in 2025. The house has been built to the highest of standards and is beautifully appointed with quality kitchen and luxurious bathrooms. It has been built in a traditional style with cavity block walls and high levels of insulation combined with air source heat pump heating and underfloor heating throughout. The front façade has symmetrical bay windows over two floors that is an architectural triumph, the house looks stunning and allows plenty of natural light inside. A front drive provides parking for at least five cars with ample space for a motorhome, trailer etc. The rear garden is enclosed with level lawn and large stone terrace providing lots of sitting out space.
The accommodation includes five bedrooms and family bathroom on the first floor with feature galleried landing. The master and guest bedrooms have en suite shower rooms. The first floor bedrooms are carpeted whilst the bathroom and en suite are tiled. The ground floor incudes a spacious hallway, sitting room, stunning kitchen with quartz worktops and integral appliances, large dining area, utility room, cloakroom and lounge. The ground floor has natural stone floors apart from the lounge that is carpeted. The staircase, doors and architraves are solid oak. Bi fold doors in the kitchen/dining room and sitting room open into the rear garden onto the large terrace. An internal viewing is essential.

LOCATION

The town of Helston is an old market town which lies mid way between Falmouth and Penzance. Helston services as the gateway to the Lizard Peninsula. The town has a mixture of Georgian and Victorian architectural properties and has many historic buildings including the Blue Anchor, Angel Hotel and Guild Hall. It is the home of the famous Flora Day and Furry Dance and provides for a wide variety of daily needs including primary and secondary schools, banks, post office, shops and supermarkets. From Helston there is good access to the Lizard Peninsula as well as west Cornwall where there are many fabulous walks and stunning beaches.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

A spacious hallway and fine introduction the the house. Turning oak staircase to first floor. Storage cupboard. Stone floor. Doors to kitchen/dining room and:

LOUNGE

5.82m x 3.73m (19'1" x 12'2")
A well proportioned room with Bay window overlooking the front drive.



KITCHEN/DINING ROOM

10.10m x 3.64m (33'1" x 11'11")
A very light triple aspect room, ideal for modern day living with bay window to front, two windows to side and bi-fold doors opening into the rear garden onto a large patio. Superb, quality fitted kitchen with quartz worktops and integrated appliances including Neff oven, Neff combination microwave, full-height fridge and freezer, dishwasher and wine cooler. Central Island with induction hob and extractor over. Stainless steel sink with boiling water tap. Stone tiled floor.

UTILITY ROOM

1.84m x 1.71m (6'0" x 5'7")
Door to rear garden. Base and eye level units, quartz worktop. Single sink and drainer, Integral washing machine and tumble dryer. Stone floor.

CLOAKROOM

Low level w.c, pedestal wash hand basin. Heated towel rail. Stone floor.

SITTING ROOM

4.22m x 3.36m (13'10" x 11'0")
A lovely light room with full length bi fold doors opening into the rear garden and onto the terrace. Stone floor.





FIRST FLOOR

Feature galleried landing with glass balustrading and oak stairs. High vaulted ceiling with Velux windows affording plenty of natural light. Feature light fitting. Airing cupboard housing hot water tank and heating controls. Further storage cupboard. Door to the five bedrooms and bathroom.

MASTER BEDROOM

4.71m x 3.37m (15'5" x 11'0")
Bay window to front. Built in double wardrobe. Door to:

EN SUITE SHOWER ROOM

2.58m x 2.18m (8'5" x 7'1")
A luxurious partly tiled room with white suite including large double walk in shower, his and her wash hand basins and low level w.c. Frosted window to side. Heated towel rail. Extractor fan.

BEDROOM TWO

4.21m x 3.35m (13'9" x 10'11")
Bay window to front. Built in double wardrobe. Door to:

EN SUITE SHOWER ROOM

2.51m x 2.00m (8'2" x 6'6")
A quality partly tiled room with white suite including large double walk in shower, wash hand basin and low level w.c. Frosted window to front. Heated towel rail. Extractor fan.

BEDROOM THREE

3.66m x 2.97m (12'0" x 9'8")
Window overlooking the rear garden. Double built in wardrobe.

BATHROOM

2.60m x 2.20m (8'6" x 7'2")
A large family bathroom with white suite including bath with shower and glass screen over and fully tiled surround. Low level w.c, large vanity sink unit with tiled splashback and mirror over. Tiled floor. Window to rear. Extractor fan. Tiled floor. Heated towel rail.

BEDROOM FOUR

2,98m x 2.97m (6'6",321'6" x 9'8")
Window overlooking the rear garden. Built in wardrobe.

BEDROOM FIVE/STUDY

2.69m x 2.65m (8'9" x 8'8")
Window to side.

OUTSIDE

At the front is a paved driveway that provides parking for at least five cars and with plenty of space for a motorhome, boat etc. A wooden gate gives access to a wide side path that leads to the rear garden.

The rear garden is enclosed within a solid timber fence and is therefore safe for children and pets. Along the rear of the house is a large stone patio providing lots of sitting out space accessed from the kitchen/dining room and sitting room through bi fold doors. Steps lead to the lower lawned garden.

SERVICES

Mains water, electricity and drainage are connected. Air source heat pump heating.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

WARRANTY

The property will benefit from a Professional Consultants Certificate.

COUNCIL TAX

BAND E

TENURE

FREEHOLD

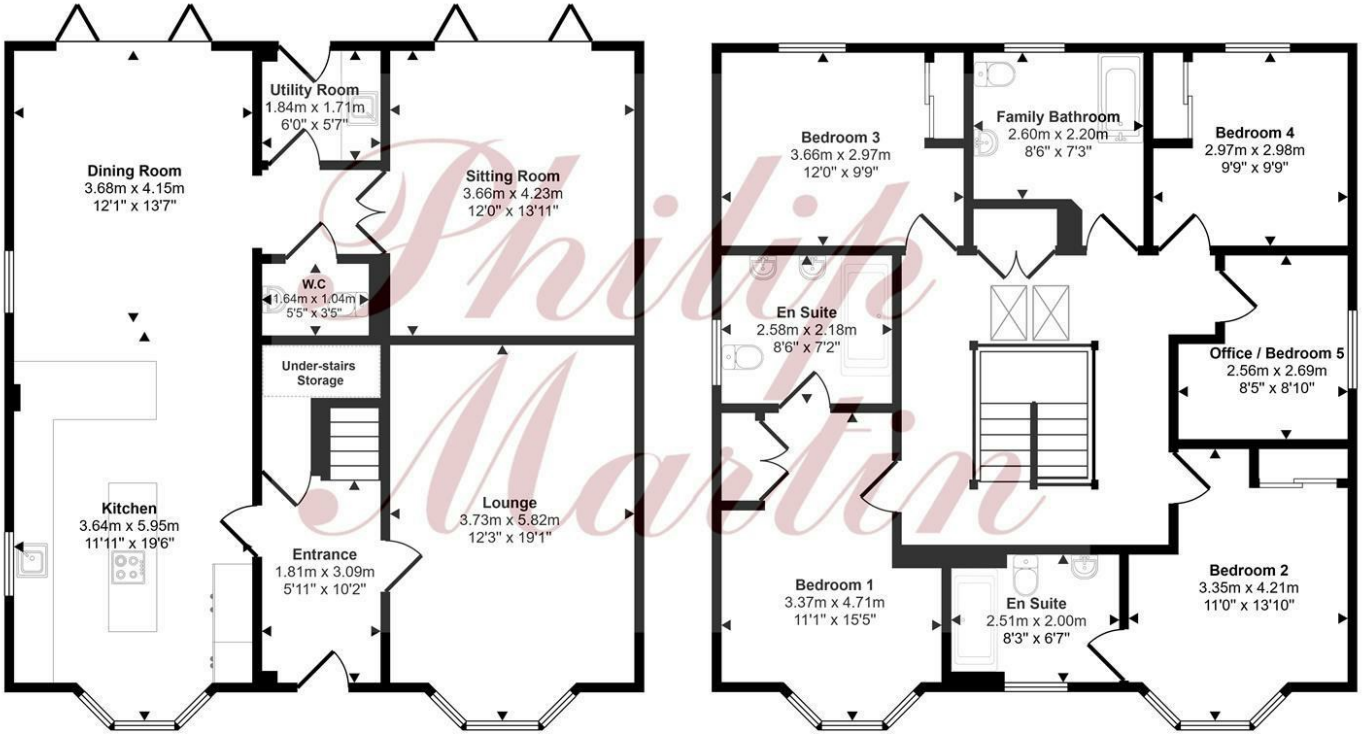
VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From the 'Turnpike' roundabout take the B3297 towards Falmouth and the house will be easily identified on the right hand side.

Approx Gross Internal Area
186 sq m / 2006 sq ft

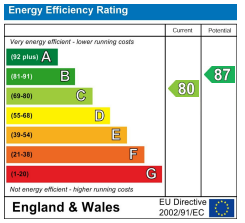


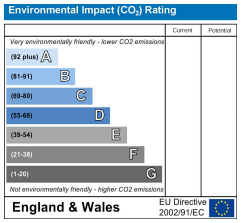
Ground Floor
Approx 93 sq m / 1003 sq ft

First Floor
Approx 93 sq m / 1002 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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