



## Lyndale Guesthouse 4 Greenbank, Helston, TR13 8JA

£550,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS

# Lyndale Guesthouse 4 Greenbank

- WONDERFULLY FLEXIBLE AND VERSATILE PROPERTY
- GENEROUS & ADAPTABLE ACCOMMODATION
- EIGHT EN-SUITE BEDROOMS
- PERFECT FOR THOSE SEEKING TO ACCOMMODATE EXTENDED FAMILY OR MULTI-GENERATIONAL LIVING
- CLOSE TO THE TOWN CENTRE
- GENEROUS PARKING AREA & DOUBLE GARAGE
- FREEHOLD
- COUNCIL TAX BUSINESS RATE PLUS BAND A
- EPC D66

A truly substantial and beautifully maintained home offering exceptional space, flexibility and lifestyle appeal, perfectly suited to modern family living, multi-generational households or those seeking space to work from home.



This impressive property provides a remarkable amount of adaptable accommodation, thoughtfully arranged to allow for both togetherness and independence, making it ideal for large or extended families, or those with older children or relatives requiring their own space.

The main living accommodation is warm and inviting, with a spacious lounge/dining room centred around a cosy log burner, creating a wonderful hub for everyday life. A separate sitting room provides an additional relaxing space, also featuring a log burner, perfect for quieter moments or evenings in.

The kitchen is well-equipped and practical, complemented by a utility area, and positioned to serve the home effortlessly whether for busy family life or entertaining on a larger scale.

A particularly versatile ground floor en-suite bedroom, with double doors opening onto the garden, offers fantastic flexibility. Whether used as a bedroom, guest suite, home office or garden room, it adapts beautifully to changing needs.

The bedroom accommodation is extensive and thoughtfully arranged, with multiple en-suite rooms providing comfort and privacy throughout. A superb master suite offers a dressing area, excellent storage and a spacious bathroom, creating a peaceful retreat within the home.

A separate wing of the property provides further independent accommodation, ideal for multi-generational living, older children, visiting guests or those seeking a degree of separation within the home. This area can be accessed either internally or via its own private entrance, offering true versatility.

Outside, the property continues to impress. To the front, attractive patio-style gardens create a welcoming setting, perfect for enjoying morning coffee. To the rear, a beautifully enclosed and private garden offers a variety of seating areas, lawn, patio and a greenhouse, with spaces designed to enjoy the sun throughout the day. A productive side garden provides an opportunity for growing your own vegetables and herbs.

A generous parking area and substantial double garage complete this superb home.

This is a rare opportunity to acquire a large and highly adaptable property that can evolve with your lifestyle, whether you are looking for space for family life, flexible living arrangements, or the ability to work comfortably from home. There is also scope for those who may wish to generate an income, subject to their own requirements.





## LOCATION

Helston is famed for its historic Flora Day celebrations on 8th May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Flora Dance and ushering in the Summer. Helston was granted its charter in 1201 and was originally a thriving port. However, as the river silted up over the years, the port gradually ceased to be. Where the river joined the sea is now Cornwall's largest natural freshwater lake, separated from the sea by Loe Bar, a long sand bar. The bustling market town hosts a mixture of Victorian and Georgian architecture of which York House is a fine example.

The modern town and surrounding area boast many Primary Schools. The nearest secondary schools are in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks.

Helston is widely regarded as the gateway to the stunning Lizard Peninsula and is also within a 10 minute drive of the thriving harbour and coastline at Porthleven which offers an array of shops and good quality restaurants as well as world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 45 minute drive.

## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

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### DOOR TO

#### ENTRANCE HALLWAY

With doors to breakfast room and guest sitting room.

#### BREAKFAST ROOM 10' x 12' (3.05m x 3.66m)

With fitted carpet, radiator, window to front with window seat and storage below. Currently used as a guest breakfast room this is a lovely versatile reception room which enjoys the morning sun.

#### GUEST SITTING ROOM 13' x 10' (3.96m x 3.05m)

With fitted carpet, window to front with window seat, log burner and radiator. Another versatile room currently used as a guest lounge with door to

#### INNER HALLWAY

With door to

#### LOBBY

Offering access to bedrooms four, five and six and having external access to the front.

#### **INNER HALLWAY**

(utilised by the present vendors as a guest reception area) With fitted carpet, door to bathroom and

#### **KITCHEN 17' x 6'11" (5.18m x 2.11m)**

With tiled floor, fitted with a comprehensive range of contemporary style base and wall units including two larger style storage cupboards, roll top work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap, Range Master with electric double oven, grill and five burner gas hob including wok burner and warming plate with wall mounted stainless steel filter and light over. Space and point for free standing full height fridge, space and plumbing for dishwasher and Worcester boiler. Window to rear overlooking the garden and door to rear garden. Door to owners living space and door to

#### **UTILITY 6'8" x 4'10" (2.03m x 1.47m)**

A superbly useful area with space for washing machine and space and point for condenser tumble dryer, wall mounted storage cupboard, space and point for full height freezer and space and point for fridge freezer.

#### **LOUNGE/DINING ROOM 16'10" x 12' (5.13m x 3.66m)**

A lovely spacious but also cosy room with fitted carpet, window to side, radiator and log burner set on a slate hearth. Door to

#### **BEDROOM EIGHT/OFFICE/GARDEN ROOM 13'11" x 9'11" (4.24m x 3.02m)**

A wonderfully versatile room with direct access to the garden. Fitted carpet, radiator, built-in storage, double doors accessing the garden and door to

#### **EN SUITE SHOWER ROOM 10'7" x 3' (3.23m x 0.91m)**

A stylish and contemporary shower room with cubicle housing a Creda electric shower with practical aqua panelling to the walls, low level concealed cistern W.C., wall mounted wash hand basin in vanity unit, chrome effect electric heated towel rail, obscured window to rear.

#### **BEDROOM SEVEN/OWNER SUITE**

Dressing area with extensive storage including a shoe cupboard, two double and a single wardrobe and door to the large walk-in linen cupboard. Opening into

#### **BEDROOM AREA 11' x 9'1" (3.35m x 2.77m)**

A lovely calm room situated at the rear of the property overlooking the garden, fitted carpet, radiator and window to rear.

#### **WALK-IN LINEN ROOM 6'6" x 6' (1.98m x 1.83m)**

A practical room currently utilised for linen storage offering a comprehensive range of slatted shelved storage and also additional hanging space.

#### **BATHROOM 5'11" x 8' (1.80m x 2.44m)**

Situated across the hallway from bedroom seven with tiled walls, bath with tiled surround and mixer tap with wall mounted shower attachment over, pedestal wash hand basin, low level W.C., useful storage cupboard.





#### FIRST FLOOR LANDING

Accessed via the main staircase in the entrance area with doors to bedrooms one, two and three.

**BEDROOM ONE 10' x 6'5" (minimum measurements) (3.05m x 1.96m (minimum measurements))**

With fitted carpet, radiator, bedroom area with wash hand basin in vanity unit with cupboard below and tiled splashback with mirror over with shaver light, step up to dressing area with window to rear overlooking the garden. Door to

**EN SUITE SHOWER ROOM 5' x 3'2" (max measurement into depth of the shower) (1.52m x 0.97m (max measurement into depth of the shower))**

With tiled walls and tiled cubicle housing an electric shower, low level Saniflo W.C. and chrome effect electric heated towel rail.

**BEDROOM TWO 12' x 10' (3.66m x 3.05m)**

With fitted carpet, window to front, radiator and door to

**EN SUITE SHOWER ROOM 10' x 6'4" (irregular shaped room) plus 6' x 3' (3.05m x 1.93m (irregular shaped room) plus 1.83m x)**

With tiled double shower cubicle housing Mira Sport electric shower, low level W.C. and radiator, chrome effect electric heated towel rail.

Step up to dressing area and access to eaves storage and obscured window to rear.

**BEDROOM THREE 13'10" (max) x 10'4" (4.22m (max) x 3.15m)**

A generous double bedroom with fitted carpet, built-in wardrobe, window to front and door to

**EN SUITE SHOWER ROOM 5'10" x 4'10" (1.78m x 1.47m)**

With tiled walls, tiled cubicle housing Mira Sport electric shower, low level Saniflo W.C., pedestal wash hand basin and obscured window to front.

#### BEDROOM FOUR, FIVE & SIX

Accessed via the guest sitting area and also enjoying a separate external front access this area, if required, could be configured to offer self contained living subject to any necessary consents being obtained.

**BEDROOM FOUR 13' x 8' (3.96m x 2.44m)**

A ground floor bedroom with fitted carpet, window to front, radiator, access to understairs storage cupboard and door to

**EN SUITE 8' x 3' (2.44m x 0.91m)**

With tiled walls, tiled cubicle housing Mira Go electric shower, pedestal wash hand basin with low level W.C., obscured window to rear and chrome effect electric heated towel rail.

#### FIRST FLOOR LANDING

With radiator and doors to bedrooms five and six.



**BEDROOM 5 13' x 8' (3.96m x 2.44m)**

Fitted carpet, currently set up as a twin room with window to front, radiator and generous built-in wardrobe. Door to

**EN SUITE SHOWER ROOM 9' x 3' (2.74m x 0.91m)**

With tiled walls, tiled cubicle housing Mira Go electric shower, low level W.C.. pedestal wash hand basin, obscured window to rear and chrome effect electric heated towel rail.

**BEDROOM SIX 12' x 11' (maximum measurements irregular shaped r (3.66m x 3.35m (maximum measurements irregular shap)**

Fitted carpet, window to rear and radiator and built-in wardrobe. Door to

**EN SUITE SHOWER ROOM 5' x 3' (maximum measurements) (1.52m x 0.91m (maximum measurements))**

With tiled walls, shower area with Mira Go electric shower, low level W.C., wall mounted wash hand basin, obscured window to side, chrome effect electric heated towel rail.

**OUTSIDE**

To the front the property is accessed via a pedestrian gate giving access to a pretty low maintenance garden area incorporating two patio seating areas ideal for enjoying a coffee in the morning sun. There are established trees and shrubs and also a rockery style garden. The main garden lies to the rear of the property where there is a delightful fully enclosed secluded garden which enjoys an excellent degree of privacy. There is a generous pretty patio/seating area perfect for enjoying an alfresco dinner of BBQ in the summer months and seating areas designed to take advantage of both the morning and evening sun. There is a greenhouse ideal for keen gardeners as well as a lawned area and the entire garden is enclosed by established hedging and fencing. There is a pedestrian access gate to the side where there is a gravelled parking area and an additional area of garden currently used as a produce garden. To the side of the property is a gravelled driveway leading to a large parking area offering parking for approximately five/six vehicles. Within this area there is also a

**LARGE DOUBLE GARAGE 20' x 15' (6.10m x 4.57m)**

With roller door, power and light.

**SERVICES**

Mains water, electric, drainage and gas central heating.

**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 business rate plus band A.

**DATE DETAILS PREPARED.**

10th December 2025.









#### WHAT3WORDS

struck.revised.sweetner

#### 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/>

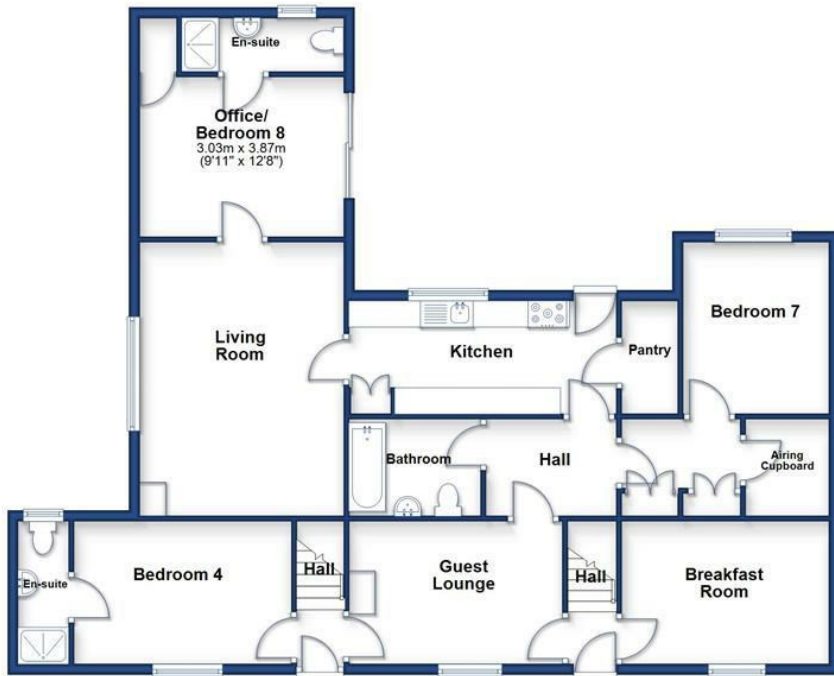
#### PROOF OF FINANCE - PURCHASERS

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.



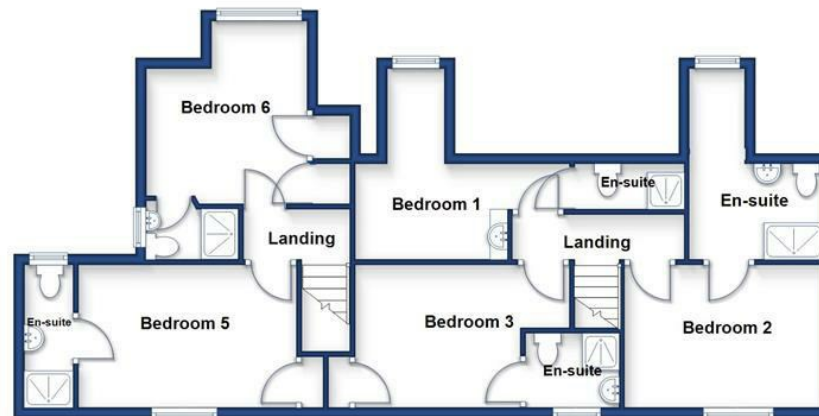
### Ground Floor

Approx. 120.3 sq. metres (1295.4 sq. feet)



### First Floor

Approx. 77.7 sq. metres (836.1 sq. feet)



Total area: approx. 198.0 sq. metres (2131.5 sq. feet)

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