

61 Wendron Street
Helston, TR13 8PT







61 Wendron Street Helston, TR13 8PT

Nestled within easy reach of the town centre, schools, and a supermarket is this Grade II listed terraced cottage, which beautifully balances traditional character with modern updates. As you enter, you're welcomed into a light and airy open-plan lounge/diner, an ideal space for socialising with family and friends. The room is enhanced with two attractive feature fireplaces, adding a touch of character and warmth. Granite steps lead you to the modern kitchen and bathroom, where sleek design meets functionality. Upstairs, you'll find two generously sized double bedrooms, offering comfort and built in storage. One of the standout features of this cottage is its delightful garden. Despite its central location, the garden provides a serene retreat. Follow the path to find a sizable, enclosed garden, mainly laid to lawn—a perfect spot for relaxation or outdoor activities. Additionally, a large shed offers generous storage space.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price £220,000

Location

Wendron Street is situated in the heart of the historic market town of Helston. Helston is a traditional town which now offers a wide range of day to day facilities including shops, pubs, restaurants and major supermarkets. There are several Primary Schools and a large Secondary School with provisions for further education. Close by and within walking distance of this property is the Coronation Lake and Penrose walks, Helston also offers access to the nearby Lizard Peninsular with stunning walks along the south west coastal path and access to many beaches including Kynance Cove.

Accommodation

Open Plan Lounge/Diner

Kitchen

Bathroom

Stairs to Landing

Bedroom Two

Bedroom One

Outbuilding

Providing useful storage as well as plumbing and electricity connected.

Outside

The rear garden is accessed along a path and provides an enclosed garden which is mainly laid to lawn. It provides a blank canvas to be transformed and maximise the space.

Services

Mains water, drainage, electricity. Gas central heating.

Agents Note

Our client has informed us that they believe that number 61 has a right of way from the rear of their property to the front and their garden.

Flying Freehold

Our client has informed us that there is a Flying Freehold to the rear of the property.

Council Tax Band-B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

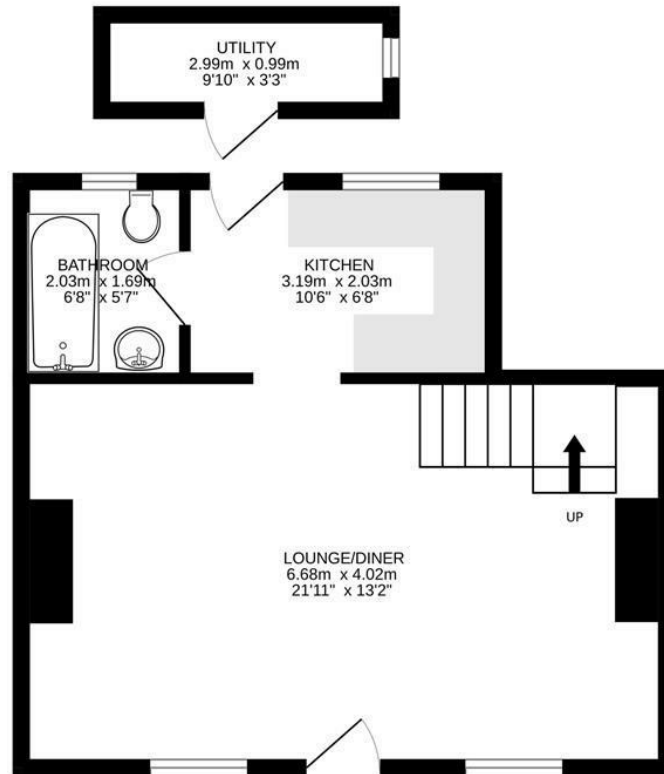
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

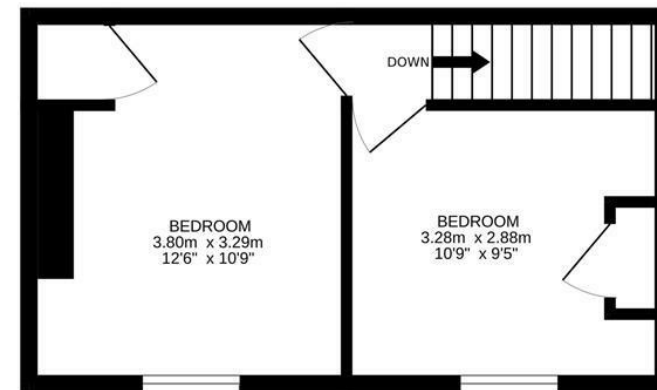
///lame.printers.strictest



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 ©2025

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



ROBERT
FITZGERALD
CHAMPION OF
THE WORLD
1897
BOXING IN
1900

