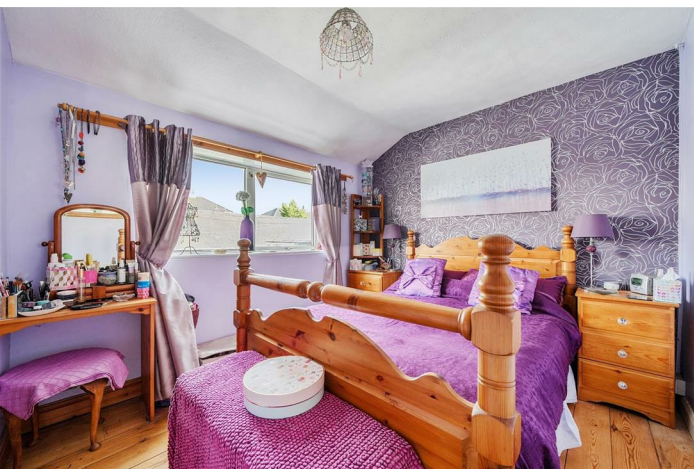




14 Meneage Road
Helston, TR13 8BH







14 Meneage Road Helston, TR13 8BH

This attractive stone fronted four bedroom detached home offers spacious and flexible accommodation, ideally located within close proximity of the town centre and its many amenities. The generous lounge/diner provides a welcoming space for relaxing or entertaining, while the kitchen diner creates a bright and inviting setting to enjoy time with friends and family which has an added feature of a cosy gas Rayburn Ranger . A separate utility room adds practicality and leads through to a ground floor bedroom with an en suite shower room, perfect for a dependent relative, guests, or as an income opportunity. Upstairs, there are three well proportioned bedrooms and a family bathroom, providing comfortable accommodation for the whole family.

Outside, the low maintenance garden has been finished with resin and a decked area, offering an attractive and easy to care for space. A very useful workshop/barn provides excellent storage and offers huge potential for hobbies, a studio, or even a home office.



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

Guide Price £495,000

Location

Helston and the surrounding nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many amenity areas including the boating lake and the beautiful National Trust Penrose Woods. The property is a short drive from the stunning Lizard Peninsula and within a 10 minute drive of the thriving harbour and coastline at Porthleven. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

Helston is famed for it's historic Flora Day celebrations on 8 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 Floral Dance and ushering in the Summer, this property is perfectly situated for Flora Day being on the route for the early morning dance and just moments from the town centre.

Accommodation

Conservatory
Living Room
Kitchen/Diner
Utility Room
Bedroom One with Ensuite
Stairs to Landing
Bedroom Two with Walk in Wardrobe
Bedroom Three
Bedroom Four

Outside

Outside, there is an enclosed decked seating area.

Parking

Off road parking for several vehicles.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		42	7
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The Barn/Workshop/Garage

A large workshop with lots of potential which can be used in a number of different ways aswell as a pit perfect for car lovers.

Agents Note

Our client has informed us that the neighbouring property has pedestrian access over the driveway to their property.

Services

Mains water, drainage and electricity. Gas heating.

Council Tax Band- D**What3Words**

///solutions.suitably.serenade

Anti Money Laundering Regulations – Purchasers

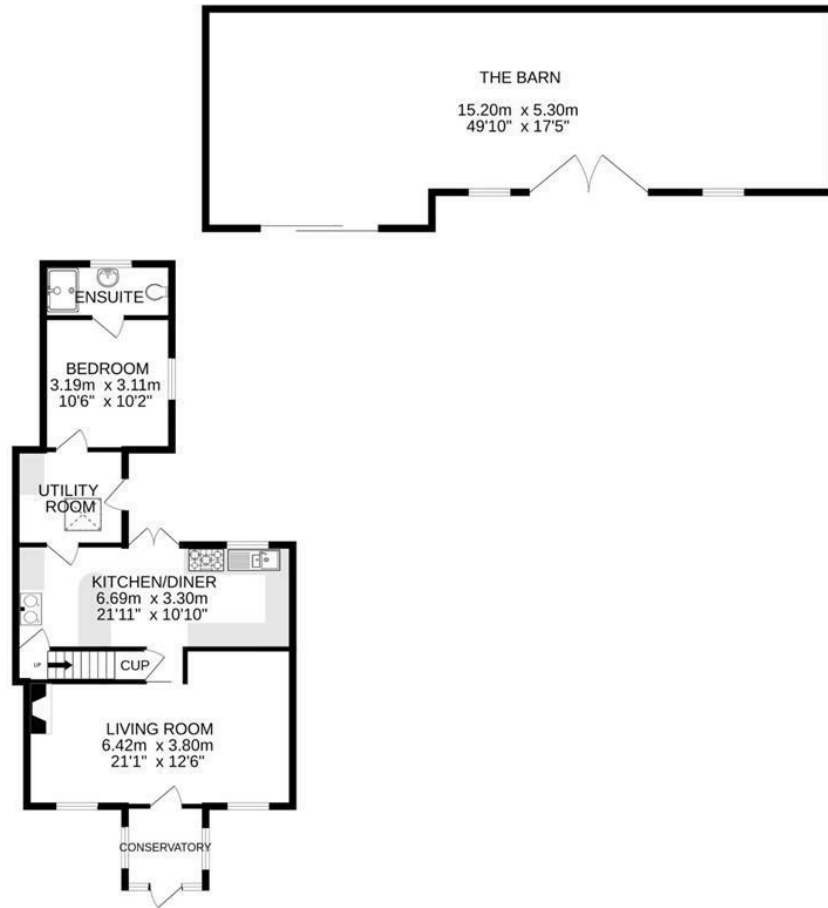
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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.



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.
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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.

