



5 West Trenethick Farm  
Helston, TR13 0BT







# 5 West Trenethick Farm Helston, TR13 0BT

This beautifully modernised three bedroom linked detached house is presented to a high standard throughout and is perfectly positioned on a popular estate with easy access to local schools, the sports centre, and scenic woodland walks.

The light and airy living room is a welcoming space, enhanced by a charming log burner that creates a warm and cosy atmosphere. At the heart of the home is the stylish kitchen/diner, complete with plentiful storage units and sleek quartz worktops, an ideal setting for both everyday family living and entertaining guests. From here, double doors open into a versatile conservatory, providing additional seating or a practical playroom where children can be easily supervised while socialising in the kitchen. A rear porch doubles as a utility room, ensuring you retain valuable cupboard space within the kitchen.

Upstairs, you will find three well proportioned bedrooms, each with built-in wardrobes, alongside a contemporary family bathroom finished to an ultra-modern standard.

Externally, the enclosed rear garden offers an excellent balance of entertaining and relaxation space. A patio and decked area provide room for outdoor dining and seating, while the lawn, bordered by mature shrubs, ensures a good degree of privacy.



The Mather Partnership, Offices in Helston & Hayle  
**Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)**  
**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide Price £335,000**

**Location**

Being within close proximity to local supermarkets and the town centre this property offers a convenient location to access the facilities of the town. Helston is famed for it's historic Flora Day celebrations on May 8th 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. The modern town and the surrounding nearby areas now boast many Primary Schools with the nearest Secondary Schools being 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.

**Accommodation**

Entrance Hallway  
Living Room  
Kitchen/Diner  
Conservatory

Utility Room  
Cloak Room  
Stairs to Landing  
Bathroom  
Bedroom Two  
Bedroom One  
Bedroom Three

**Garage**

With an up and over door and electricity inside providing a good amount of storage.

**Parking**

A driveway providing off road parking for one vehicle.

**Outside**

The rear garden features a decked seating area leading from the conservatory, ideal for outdoor dining and relaxation. A lawn bordered by mature trees and shrubs provides privacy and a pleasant green outlook, creating a low maintenance yet inviting space





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	76
(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 <sub>2</sub> ) Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**Services**

Mains water, drainage and electricity. Gas central heating.

**Council Tax Band- C****What3Words**

///melt.perfectly.caramel

**Anti Money Laundering Regulations – Purchasers**

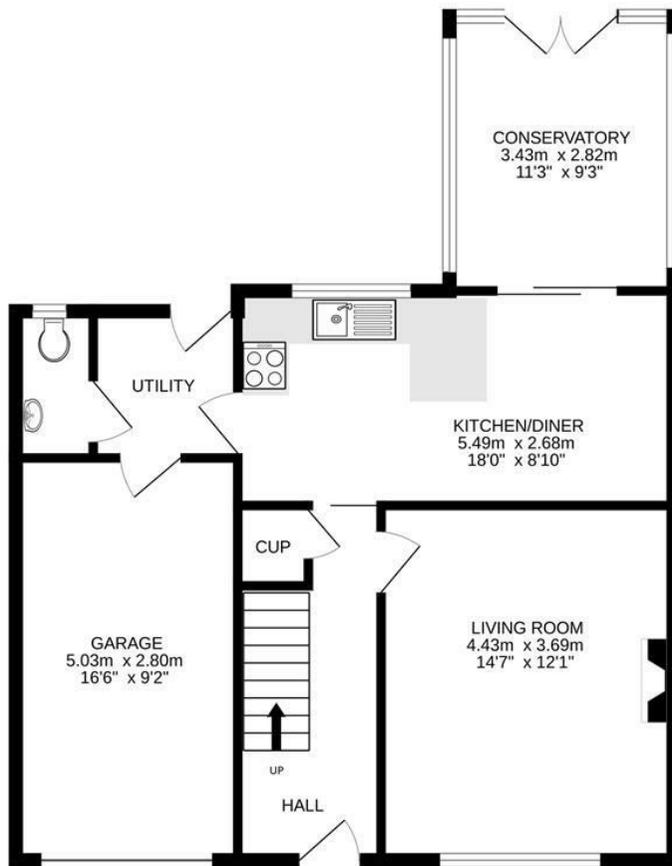
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**Proof of Finances**

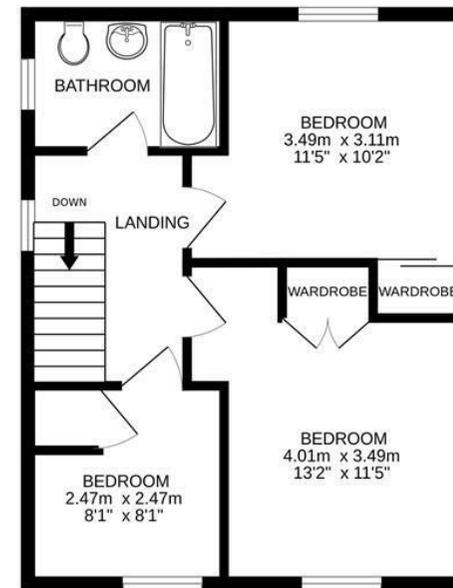
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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.  
 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.



5

