



8 Penrose Road  
Helston, Cornwall TR13 8TP

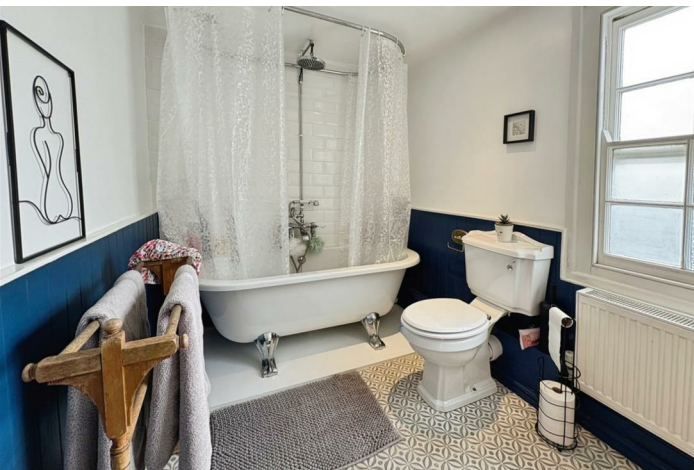


**MATHER**  
PARTNERSHIP









# 8 Penrose Road Helston, Cornwall TR13 8TP

This charming Grade II listed, double-fronted cottage offers generously proportioned three-bedroom accommodation, beautifully presented throughout to a high standard. The home features two inviting reception rooms and is rich in character, including a traditional Inglenook fireplace with a log burner in the sitting room. Both the kitchen and bathroom have been recently refitted, blending modern comfort with period charm.

To the rear, a private garden enjoys a sunny aspect and includes a practical workshop and storage space. Tucked away in the heart of the historic town, the property offers a peaceful setting while remaining within easy reach of the town centre, Parc Eglos Primary School, and St Michael's Church. A delightful home that's sure to appeal to a wide range of buyers.



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 - £295,000**

**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 Floral Dance and ushering in the Summer, this property is part of the historic 'old town' and is situated on the route of the morning and evening dance and the Hal an Tow, perfectly placed to enjoy the festivities and just a few moments walk from the town centre. Originally constructed for workers of the Penrose Estate Penrose road comprises primarily of 'workers cottages' with two larger properties built for the foremen, one of which is this property. During the landscaping of the gardens the seller discovered a canon ball buried in the garden which is now on display at Helston Museum. 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 30 minute drive.

**Accommodation**

Lounge/Diner  
Kitchen  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Family Bathroom

**Outside**

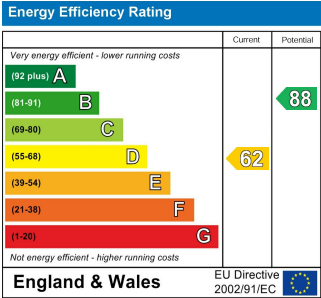
To the front the property is approached via granite steps leading to the front door with a pretty cobbled seating area to either side. There are mature trees and shrubs and from the seating areas can be enjoyed attractive townscape and rural views and stunning sunsets. The main gardens lie to the rear of the property, they are a particular feature being secluded and enjoying a sunny aspect and in summer are a riot of colour. There is a pretty patio seating area with steps rising either side of this to the lawned gardens with established beds and borders. There is also a useful outbuilding which the present owner utilises as a workshop area in addition to a log store and garden store at the top of the garden.

**Services**

Mains gas, electricity, water and drainage.









**Flying Freehold**

Please be aware that the property is the subject of a flying freehold.

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

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**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.

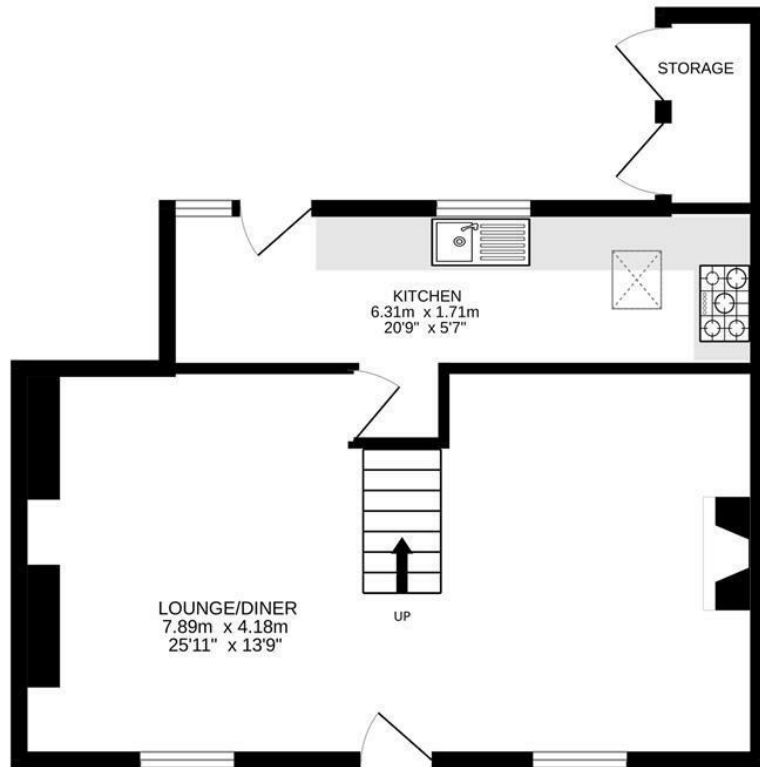
**Proof of Finances**

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.

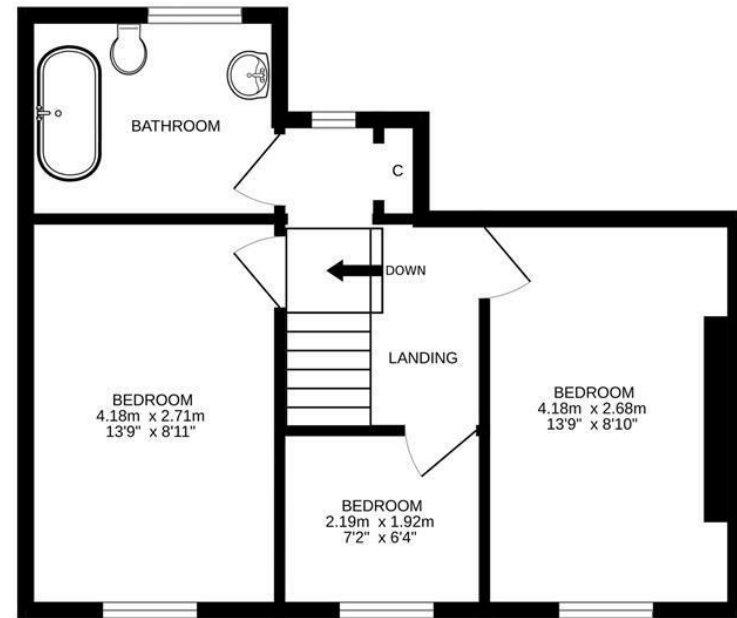




GROUND FLOOR



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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