

18 Gwealhellis Warren Helston, TR13 8PQ







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This impressive three bedroom home offers modern living across a thoughtfully designed split-level layout, with breathtaking countryside views as its backdrop.

On the upper level, you'll find a spacious and stylish kitchen diner, perfect for family meals or entertaining guests. The kitchen is fully equipped with high-quality appliances, sleek finishes, and a convenient boiling water tap for everyday ease. A separate lounge provides a comfortable retreat, ideal for relaxing while enjoying the expansive views through large windows or from the private balcony.

The lower level features three generously sized bedrooms, all with excellent natural light. This layout offers privacy and separation from the main living areas, making it ideal for families or those who value quiet, restful spaces.

With modern finishes throughout, a functional layout, and panoramic countryside views from its elevated position, this home offers the best of contemporary design and scenic living just moments from local amenities.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Guide Price - £525,000

Location

Helston boasts 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.

Accommodation

Entrance porch 1.75m x 3.46m
Cloakroom 0.95m x 2.19m
Kitchen/Diner 3.34m x 5.67m
Lounge 3.67m x 5.18m
Utility room 2.19m x 3.94m

Coat Room 1.27m x 2.90m
Bedroom 1 3.92m x 6.21m Max
Ensuite 2.06m x 2.3m
Bedroom 2 4.7m x 3.35m Max
Bedroom 3 2.56m x 2.37m
Study 2.17m x 1.13
Family Bathroom 2.71m x 2.15m

Garage

The garage has been converted into a utility room but is able to be put back to a garage space.

Parking

Parking for 2 Cars

Outside

To the front of the property is a mature rockery garden, steps leading to the lower back garden which has a flat piece of lawn, flower beds and an area perfect for a shed or further garden space.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		86
(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	

Services

Mains, Drainage, Gas and Electric.

Council Tax Band- D

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

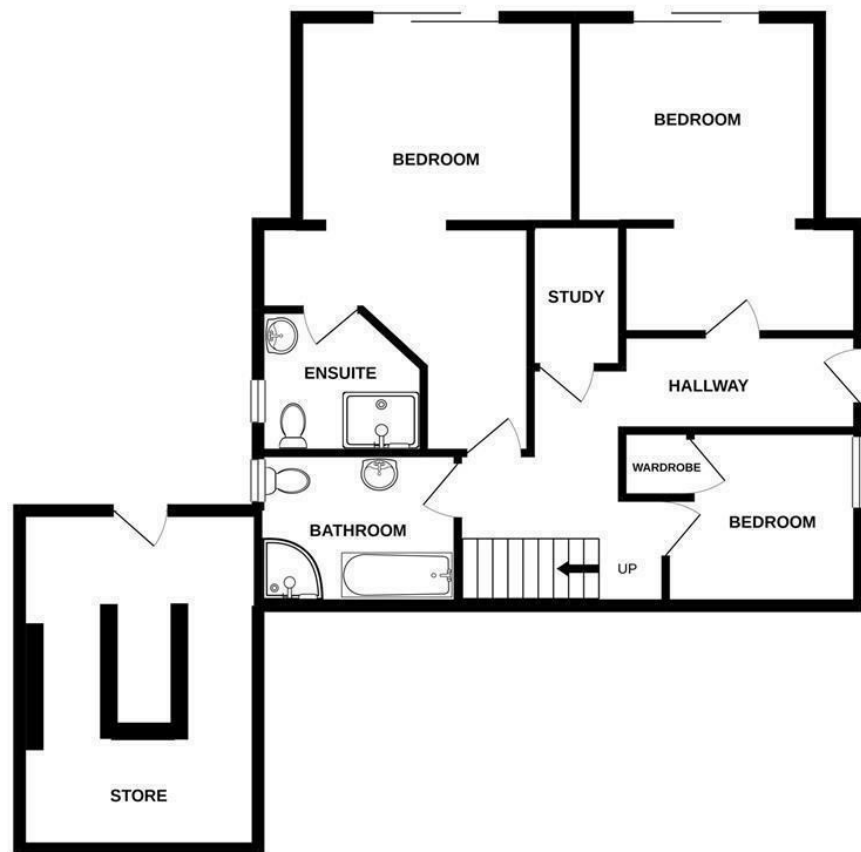
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

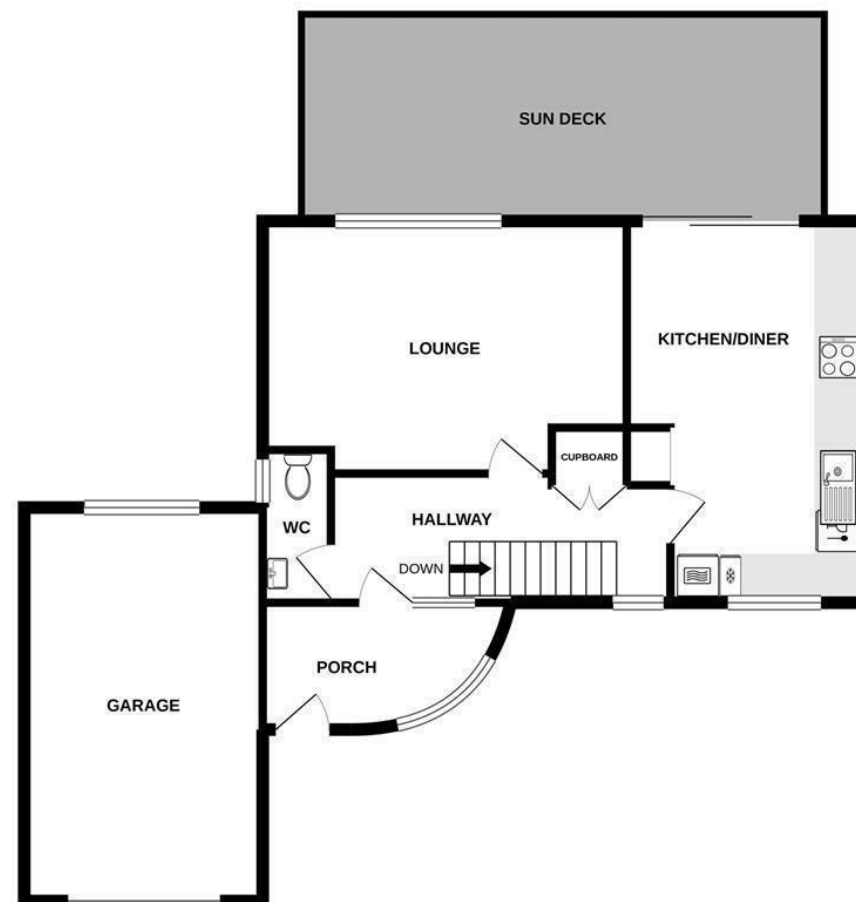
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



LOWER GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1649 sq.ft. (153.2 sq.m.) approx.

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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