

# 34 Gwealhellis Warren Helston, Cornwall TR13 8PQ









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Situated in a sought-after residential area of Helston, this spacious detached house offers a wonderful opportunity for family living. Set on a generous plot, the property boasts stunning countryside views that can be enjoyed from various vantage points throughout the home. The accommodation is incredibly versatile, featuring four well-proportioned bedrooms and two bathrooms, making it ideal for families of all sizes. The split-level design enhances the sense of space, with each level providing its own unique perspective of the surrounding landscape. The gardens are a true delight and offer a range of settings all affording wonderful views over the Kober valley. The large lawn area also provides access onto a wonderful footpath meandering through the valley. The heart of the home is a welcoming open plan kitchen dining room, perfect for relaxation and entertaining. The property also benefits from off-road parking for up to three vehicles, along with a generously sized garage, ensuring ample space for both vehicles and storage. This delightful family home is not only spacious but also conveniently located, making it an attractive option for those seeking a peaceful yet accessible lifestyle in Helston. With its combination of comfort, versatility, and picturesque views, this property is sure to appeal to discerning buyers looking for their next home.



The Mather Partnership, Offices in Helston & Hayle

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**Guide Price - £573,300**

**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 hall

Kitchen - 4.7m x 2.7m/15'5" x 8'10"

Dining room - 7.9m x 4.6m/25'11" x 15'1"

Living room - 5.8m x 4.7m/19' x 15'5"

Utility room & WC - 3.4m x 1.6m/11'1" x 5'2"

Bedroom 1 - 4.4m x 3.5m/14'5" x 11'5"

En-suite - 2.5m x 1.5m/8'2" x 4'11"

Bedroom 2 - 3.3m x 2.9m

Bedroom 3 - 3.3m x 2.8m/10'9" x 9'2"

Bedroom 4/Study - 2.3m x 2.2m/7'6" x 7'2"

Bathroom - 3.2m x 1.5m/10'5" x 4'11"

Garage - 4.9m x 4.8m/16' x 15'8"

**Garden**

The property benefits from a generous plot, with beautiful landscaped gardens to the rear elevation being a particular delight. There are spacious decking areas affording wonderful countryside views, with steps leading down to the landscaped lawn areas. To the front elevation there are planted beds and rockeries stocked with mature plants.

**Parking**

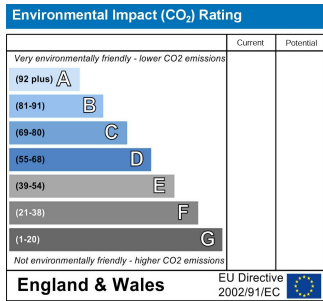
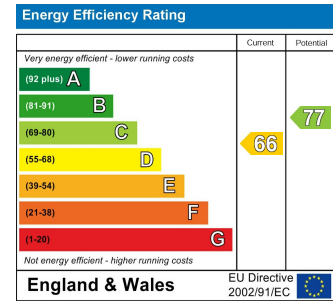
The driveway provides off road parking for 2-3 vehicles.

**Garage**

The property benefits from a good size garage, with loft storage space above. Equipped with power and light.









**Services**

Mains water, electricity, drainage and gas.

Freehold tenure.

**Council Tax Band E****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/>





GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
1089 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA: 1803 sq.ft. (167.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
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