

5 Church Street, Helston, TR13 8TA

£400,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

5 Church Street

- SUBSTANTIAL FOUR BEDROOM PERIOD GRADE II LISTED RESIDENCE
- CLOSE TO THE CENTRE OF THE BUSTLING MARKET TOWN OF HELSTON
- MANY PERIOD FEATURES
- DELIGHTFUL GARDENS
- IMMENSE CHARM & CHARACTER
- BENEFIT OF PARKING
- FREEHOLD
- EPC D57
- COUNCIL TAX D

An opportunity to purchase a substantial Grade II listed four-bedroom semi-detached period house, full of charm and character, benefiting from parking and situated on Church Street in Helston's older quarter, just moments from the town centre.

The accommodation briefly comprises a grand entrance hallway, lounge, second reception room, dining room, beautifully appointed kitchen, and W.C./utility room. On the first floor there are four bedrooms and a beautifully appointed family bathroom.

Outside, the front of the property is one of the historic running kennels, currently maintained by a preservation society. To the left, a lane leads to a parking area, with further gates opening into a charming courtyard that provides additional parking. To the rear, the generous gardens and grounds are an absolute delight and a wonderful surprise for a property located so close to the town centre.

Helston is an historic and thriving market town offering a comprehensive range of amenities, including national retailers, health centres, a cinema, and a leisure centre with indoor swimming pool. The town is served by well-regarded primary schools and a secondary school with sixth-form provision. It also serves as the gateway to the beautiful Lizard Peninsula, a dedicated area of outstanding natural beauty.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

AN IMPRESSIVE PANELED FRONT DOOR LEADS TO

ENTRANCE PORCH
With feature glazing and period tiling with leaded glass window set into the door that leads to -







ENTRANCE HALLWAY

This grand entrance is of generous proportions with beautiful period tiling and a turning staircase rising to the first floor. There is a dado rail and period style brass light fittings and an impressive period glazed pendant. Doors to -

LOUNGE 14'9" x 11'11" (4.5 x 3.64)

A generous principal room featuring a period fireplace set upon a tiled hearth and surround with wooden mantel over, complemented by a picture rail, molded cornices and period-style radiator. To the front aspect, a beautiful sash bay window with wood panel detailing adds further charm and character.

SECOND RECEPTION ROOM 12'10" x 12'9" (3.93 x 3.91)

A generously proportioned room boasting an array of period features, including a picture rail, tiled fireplace with wooden surround, period-style radiator, and wood-effect flooring. A charming bay-style sash window with window seat arrangement is complemented by bespoke wood paneling .

DINING AREA 9'3" x 8'0" (2.83 x 2.45)

A lovely dining space featuring slate tiled flooring complemented by original period stone slabs. A bespoke cupboard discreetly houses the boiler, while further period wood paneling and two attractive pendant lights enhance the character of the room. Positioned at the heart of the home, this is a wonderful inviting space in which to dine.

W.C./UTILITY ROOM 8'11" x 4'1" (2.72 x 1.254)

With a suite comprising a W.C., wash hand basin with mixer tap, shelving and spaces are provided for a washing machine and tumble dryer. There is a window seat and a further window to the rear courtyard.

From the hallway a door leads through to

REAR ENTRANCE PORCH AREA

Door with glazed panels leading out onto the courtyard and a understairs storage cupboard with slate effect tiling and opening through to

KITCHEN 11'6" x 9'1" (3.51 x 2.79)

Being beautifully appointed with a kitchen that comprises stone effect worktops that incorporate a one and a half bowl sink drainer unit with mixer tap and Metro style tiled splashbacks. There are a mix of base and wall units under, wall units over, spaces provided for a Rangemaster professional cooker with hood over, built-in dishwasher, wood effect flooring and space is provided for a fridge/freezer. Lit by a spotlight arrangement, tall electric radiator and window seat arrangement with sliding sash panelled window overlooking the rear courtyard.

From the entrance hallway a super turning staircase with a sash window with obscured glass at the half landing floods the area with natural light and leads to -

LANDING

With loft hatch to the roof space and doors to -

BEDROOM ONE 14'10" x 11'4" (4.54 x 3.47)

A generous room with high ceilings and a Victorian-style fireplace with tiled and wooden surround, currently decorative and not in use. Further character is provided by wood paneling to one wall, a generous sash window to the front aspect, and a period-style radiator.

BEDROOM TWO 14'10" x 10'2" (4.53 x 3.11)

Another generous room with impressive ceiling height and large sash window to the front aspect.

BEDROOM THREE 11'8" x 9'7" (3.56 x 2.93)

Featuring a charming window seat arrangement and a window to the rear aspect overlooking the courtyard and rising gardens beyond, together with a period-style radiator.

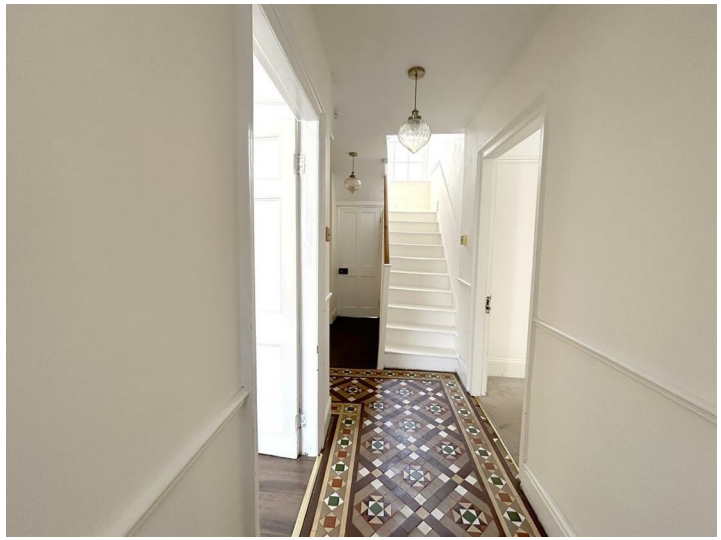
BEDROOM FOUR 8'5" x 7'4" (2.59 x 2.25)

With sash window to the front currently utilised as working from home study.

BATHROOM 10'6" x 9'4" (3.21 x 2.85)

Another generously proportioned room, beautifully appointed and centred around a freestanding bath with mixer shower attachment. There is also a large glazed walk-in shower cubicle featuring a drencher head, separate hand wand, and recessed shelving. Further fittings include a period-style W.C. with high-level cistern, pedestal wash hand basin, and a former fireplace with wooden surround. A window to the rear aspect enjoys views over the courtyard and gardens beyond, while tile-effect vinyl flooring complements the space. The room is illuminated by attractive pendant lighting together with modern downlighters, and there is also an extractor unit.













OUTSIDE

Accessed from the well-regarded Church Street, just moments from the town centre and fronted by the historic kennels with their running water feature, Brewery Lane leads to a parking area on the right-hand side, complete with a bespoke recycling shed.

Double gates open into a charming cobbled courtyard, which also provides additional parking if required. This delightful enclosed space is framed by attractive stone walling and and features a useful summerhouse/store with glazed doors and windows, a patio seating area, and an outside tap.

Stone steps rise to the rear garden, a truly delightful space of generous proportions and a rare find so close to the town centre. Enclosed by impressive stone walling, the gardens enjoy a good degree of privacy. There is a lawned area complemented by three attractive trees, together with a further raised section laid to gravel for ease of maintenance. Raised beds and mature borders edge the lawn, creating a superb garden space that enjoys the sun throughout the day and provides a peaceful retreat from the bustle of the town centre.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band D.

CONSERVATION AREA

We understand this Grade II listed property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

DATE DETAILS PREPARED.

21st May 2026.

WHAT3WORDS

slugs.rocks.etchings

MOBILE AND BROADBAND

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

PROOF OF FINANCE - PURCHASERS

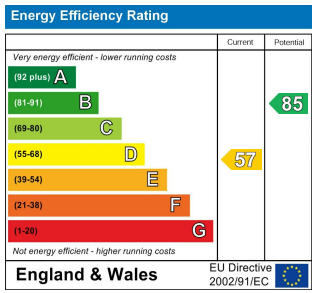
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.





TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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