



9 Wendron Street, Helston, TR13 8PT

£200,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS

# 9 Wendron Street

- THREE BEDROOM FIRST FLOOR APARTMENT BASED IN TOWN CENTRE
- FORMER OFFICE PLUS A COTTAGE IN NEED OF RENOVATION
- BUSINESS OR INVESTMENT OPPORTUNITY
- GRADE II LISTED PROPERTY
- CONSERVATION AREA
- FREEHOLD
- COUNCIL TAX – FLAT A COTTAGE AT REAR B AND SHOP BUSINESS EXEMPT
- EPC – D56 FLAT

This Grade II listed property, in situated in the market town of Helston, it offers a rare opportunity to purchase a former office, along with a spacious three bedroom first floor apartment and a one bedroom cottage to the rear which requires renovation also a small private courtyard.

Located in Wendron Street, just off the centre of Helston, this interesting proposition could be run as a business, whilst living above, or provide a pure investment opportunity.

## THE ACCOMMODATION COMPRISES (dimensions approx)

### PART GLAZED DOOR TO ENTRANCE HALL 16'6" x 9'5" (maximum measurements) (5.03 x 2.89 (maximum measurements))

With a door to the office/shop area, with a generous bay window at the front onto Wendron Street. Part exposed stone wall with opening back to the rear office.

### REAR OFFICE 11'3" x 10'7" (3.45 x 3.24)

With a storage cupboard, window to the rear aspect overlooking the courtyard. A door which locks off back to the entrance hallway and a step up to a room with sink drainer unit with cupboards under and a door to a room with a pedestal wash hand basin, with a window out onto the side aspect courtyard with further door to w.c.

### W.C.

With close coupled w.c., obscure window to the side aspect.

From the entrance hallway, there is a door to a separate room.

### ROOM 12'11" x 8'4" (3.95 x 2.55)

This could be used as a further trading area with a window to the front aspect onto Wendron Street. With fireplace (not working). From the entrance hallway, a door leads back to the inner hallway







#### **INNER HALLWAY**

With a door to a staircase which rises to the flat.

#### **FLAT**

Comprising a landing area with feature plaster cornices and light pendant moldings and doors to lounge.

#### **LOUNGE 16'2" x 9'9" (4.93 x 2.99)**

With a former fireplace and tiled hearth (not tested) storage and display cabinet, picture rails and bay window with seat arrangement, fronting onto Wendron Street with views down towards town centre into Coinagehall Street.

#### **BEDROOM ONE 13'7" x 11'1" (4.15 x 3.38)**

With picture rails, storage cupboard and window to the front aspect. From the landing, a door leads to a inner hallway with a large storage cupboard and a door to bedroom two.

#### **BEDROOM TWO 10'9" x 8'1" (3.30 x 2.48)**

With picture rail and a window to the rear aspect overlooking the rear courtyard.

#### **BATHROOM**

Comprising suite that has a panelled bath with Myra electric shower over. Tiling to the walls, vinyl flooring, close coupled w.c. and a pedestal wash hand basin.

#### **LANDING**

A door leads to a further large walk-in storage cupboard with shelves and a step up and doors leads to a dining room.

#### **DINING ROOM 12'11" x 10'4" (3.95 x 3.17)**

A loft hatch to a roof space, a window to the side aspect overlooking the courtyard and a door to the kitchen.

#### **KITCHEN 10'5" x 8'2" (3.18 x 2.49)**

Comprising of a fitted kitchen with wood effect worktops, incorporating a stainless steel sink drainer unit. There are a mix of base, drawer and wall units under with wall units over. Spaces are provided for a washing machine, fridge/freezer and an electric cooker. Vinyl flooring, part tiling to the walls and windows to both side aspects. From the landing, a further staircase with limited head room leads up to bedroom three.

#### **BEDROOM THREE 13'1" x 11'8" (4.0 x 3.57)**

With canopied and beamed ceiling, with limited height at its eaves, Wood flooring, a window to the front aspect and a door leads to a further room.

#### **FURTHER ROOM 14'5" x 9'1" (4.4 x 2.77)**

With beamed and canopied ceiling, again with limited headroom at its eaves. Window to the front aspect.

Off the stairwell, a further door leads to a walk-in storage area.

From the entrance hallway, a door leads back to a further inner hallway with paved floor and a door to room/storage area.

#### **ROOM/STORAGE AREA 11'3" x 8'2" (3.44 x 2.5)**

This room houses the fuse box, has a mains gas "glow worm" boiler and a number of storage cupboards.

From the rear inner hallway, a part glazed door leads back to a private courtyard area where there is some space to sit outside with beds at its borders and a TREE.

From this area, it leads to a further attached cottage style building. This is in need of renovation and has a door leading to a lounge.

#### **LOUNGE 12'6" x 9'4" (including staircase) (3.83 x 2.86 (including staircase))**

With a window to the side aspect, cupboard housing a fuse board and a door to a kitchen.

#### **KITCHEN 9'4" x 5'10" (2.86 x 1.79)**

With a fitted kitchen with wood effect worktop that incorporate a stainless steel sink drainer, with a mix of base and drawer under and wall units over. A window to the side aspect and electrical water heater. From the lounge a door leads to a shower room.

#### **SHOWER ROOM**

With a shower cubicle, currently with no shower fitted, w.c., pedestal wash hand basin and high level window.

From the lounge, a staircase leads to the bedroom.

#### **BEDROOM 9'10" x 7'10" (3 x 2.41)**

With windows to both side aspects, built-in wardrobe and loft hatch to roof space.

#### **CONSERVATION AREA**

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

#### **LISTED**

The property is Grade II listed.

#### **SERVICES**

Mains water, electricity, drainage and mains gas which services the first floor flat and there is a electrical heater in the office.

#### **DIRECTIONS**

It is next to our office in Wendron Street.

#### **VIEWING**

To view this property, or any other property we are offering for sale, please call the number on the reverse of the details.





**COUNCIL TAX**  
Council Tax Band

Flat A  
Cottage at rear B  
Shop - Exempt business

**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/>

**ANTI-MONEY LAUNDERING**

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

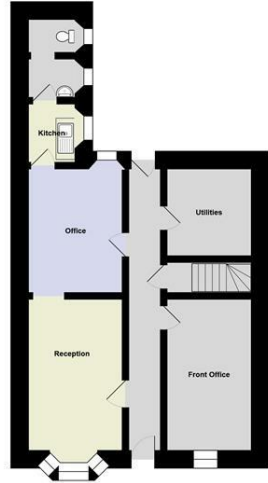
**PROOF OF FINANCE - PURCHASERS**

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.

**DATE DETAILS PREPARED.**

10th April 2025.



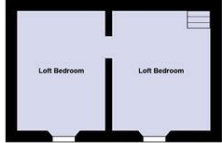


Offices, 9 Wendron St, Helston



First Floor

The Flat, 9 Wendron St, Helston

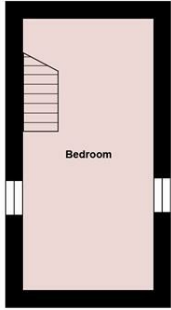


Loft Rooms



Ground Floor

Cottage, 9 Wendron St, Helston

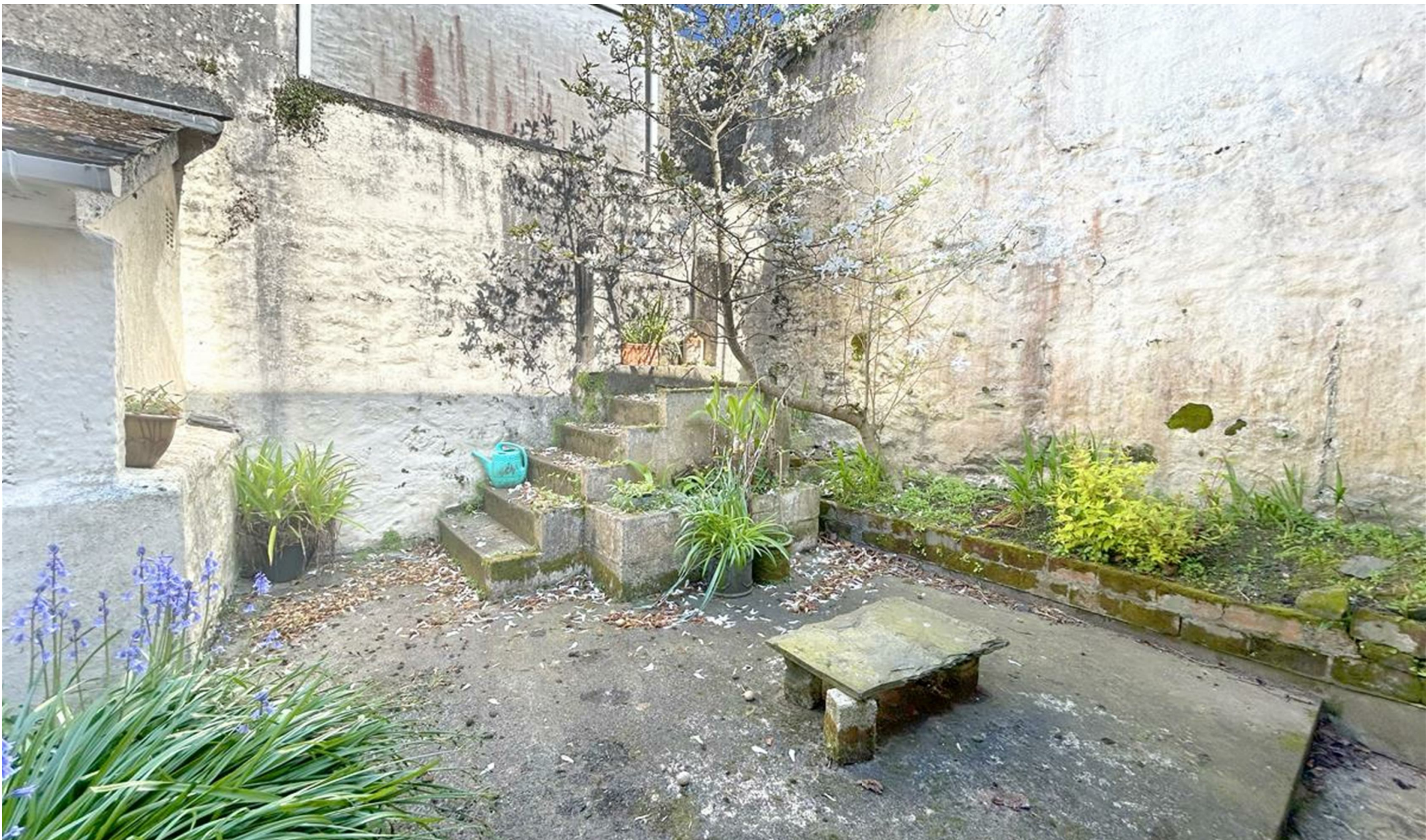


First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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.



## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

**CHRISTOPHERS**  
ESTATE AGENTS