



**47 Osborne Parc, Helston, TR13 8NZ**

**£480,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# 47 Osborne Parc

- DETACHED
- FOUR BEDROOMS
- HIGHLY REGARDED AREA
- SUPER PANORAMIC VIEWS
- MATURE GARDENS
- GARAGE
- FREEHOLD
- COUNCIL TAX E
- EPC D-66

Situated on the desirable valley side of Osborne Parc, this spacious property enjoys stunning panoramic views across neighbouring homes to open countryside beyond. The home is presented in good order both internally and externally, and benefits from mains gas central heating and double glazing .

Outside, the property features attractive mature gardens to both the front and rear. The rear garden particularly stands out, offering a wonderful outlook over open countryside to a Westerly aspect where stunning sunsets can be enjoyed. To the front, a driveway provides off-road parking and leads to a garage.

The accommodation briefly comprises an entrance hallway, a generous L-shaped lounge/dining room opening into a conservatory again with delightful rural views, a fitted kitchen, a fourth bedroom, and a cloakroom on the ground floor.

On the first floor there are three further bedrooms, a beautifully appointed family bathroom and separate w.c.

The property is ideally situated for local schooling, including the highly regarded Parc Eglos Primary School and Helston Community College with its sixth-form provision, and is also conveniently positioned within a short walk of the town centre and lies on the town bus route.







Helston is regarded as the gateway to the Lizard Peninsula with its stunning feature coves, beaches and clifftop walks. The bustling market town provides facilities which include national stores, cinema, health centres, restaurants and there is a leisure centre with indoor heated pool. The property is particularly well sited for the Cober Valley with its beautiful riverside walks onward to the amenity area at the bottom of the town with its boating lake. This leads onwards to the Penrose Estate from which walks can be enjoyed alongside Cornwall's largest natural freshwater lake in turn leading to the sea.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

##### **HALF GLAZED DOOR WITH GLAZED SIDE PANEL**

Leading to

##### **ENTRANCE HALLWAY**

With attractive slate effect tiling to the floor, coat hooks and under stairs storage cupboard. Stairs rise to the first floor.

##### **CLOAKROOM**

With w.c. with concealed cistern, slate effect flooring, wash hand basin set on a natural wood base with storage under and attractive tiling to the wall and an obscured window to the front aspect.

##### **LOUNGE/DINER 22'11" x 22'3" maximum measurements (6.99m x 6.78m maximum measurements)**

A generous dual aspect room with windows to the front and rear, the latter of which enjoys the panoramic views out over the Cober valley and onwards to open countryside. There is an open fire set on a slate effect hearth with wood mantel over, smart wood effect flooring a further window through to the conservatory with door to the

##### **CONSERVATORY 11'5" x 8'6" (3.48m x 2.59m)**

A triple aspect room with views out over the valley and a glazed door leading onto the garden.

##### **BEDROOM FOUR/STUDY 9'10" x 9'10" (3.00m x 3.00m)**

With a window to the front aspect.

### **KITCHEN 12'9" x 8'10" (3.89m x 2.69m)**

The attractive wood effect fitted kitchen features stone effect worktops incorporating a stainless steel Bosch gas hob with extractor hood above, along with sink and drainer complemented by stylish tiled splashbacks. A range of base cupboards and drawers are provided with matching wall mounted units above, offering good storage space. The room is finished with slate effect tiled flooring.

A full width rear window allows plenty of natural light and enjoys lovely rural views, while a glazed door provides access to the side passage.

### **FIRST FLOOR LANDING**

With loft hatch to the roof space and doors to

### **BEDROOM ONE 17'8" x 10'5" (5.38m x 3.18m)**

With stripped wood floor, built-in wardrobe, eaves storage and window to the rear aspect enjoying the superb rural outlook.

### **BEDROOM TWO 17'8" x 10'5" ( 5.38m x 3.18m)**

With stripped wood flooring, eaves storage and window to the rear aspect again enjoying the fantastic view.

### **BEDROOM THREE 11'9" x 6'6" (3.58m x 1.98m)**

With stripped wood flooring, eaves storage and window to the front aspect.

### **BATHROOM 11'3" x 5'4" (3.43m x 1.65m)**

Being beautifully appointed with a white suite comprising a freestanding bath, glazed walk in shower cubicle, wash hand basin with mirror over, close coupled W.C. The room has smart easy clean walls and an easy clean roof, stone effect flooring, towel radiator and an obscure glazed window to the rear.

### **OUTSIDE**

There is a generous driveway leading to

### **GARAGE 22'7" x 8'2" (6.88m x 2.49m)**

With up and over door, power, light, plumbing for washing machine, gas combination boiler which we are advised was new in 2022 and window to the rear.





#### **GARDENS**

To the front of the property there is a generous block paved parking area bordered by flowerbeds. Pedestrian access is available to both sides of the property.

The rear garden is a particularly attractive feature of the home, enjoying stunning rural views across the Cober Valley and surrounding woodland, extending towards open countryside with Tregonning Hill visible in the distance. The garden is mainly laid to lawn with planted borders containing a wide range of mature plants, trees and shrubs.

Facing west, the rear garden is perfectly positioned to enjoy afternoon and evening sunshine, making it an ideal spot to relax while taking in the superb sunsets.

#### **SERVICES**

Mains water, drainage, electricity and gas.

#### **WHAT3WORDS**

issues.admires.alike

#### **COUNCIL TAX**

Council Tax Band E.

#### **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.

#### **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/>

#### **DATE DETAILS PREPARED.**

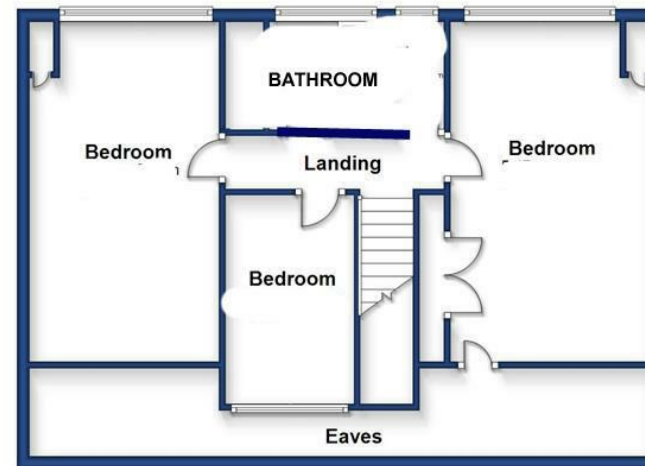
12th March 2026.




Ground Floor



First Floor



FOR ILLUSTRATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## 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