

27 Meneage Road, Helston, TR13 8BH

£435,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

27 Meneage Road

- FOUR BEDROOM DETACHED PERIOD RESIDENCE
- ONE BEDROOM ANNEXE
- SOUGHT AFTER RESIDENTIAL AREA
- MANY PERIOD FEATURES
- PARKING & WORKSHOP
- GARDENS BEING A REAL FEATURE OF THE PROPERTY
- FREEHOLD
- COUNCIL TAX D
- EPC D62

An opportunity to acquire a substantial four-bedroom detached period residence, complete with a self-contained one-bedroom annexe, set within a generous plot with generous mature gardens to the front, side, and rear.

While the property would benefit from a degree of modernisation, it offers great potential to create an super family home, situated along one of Helston's most well-regarded residential roads.

Rich in character, the home retains period features, complemented by modern comforts including gas central heating and double glazing.

The well-proportioned accommodation briefly comprises: an entrance hallway, lounge, separate dining room, and a spacious kitchen/breakfast room featuring a gas-fired Aga and walk-in larder. A utility area and ground-floor W.C. complete the downstairs layout. To the first floor are four bedrooms, a study, and a family bathroom.

Externally, the property is approached via land owned by the Downs Land Trust — a charity dedicated to preserving the attractive approaches to Helston — leading to a gated parking area. The surrounding gardens are a particular highlight, with the rear garden being of generous proportions.

Positioned to the side and rear of the main house, the self-contained annexe provides superb flexibility, comprising an open-plan living/kitchen area, shower room, and double bedroom, along with its own garden space to the front — ideal for multi-generational living, guest accommodation, or income potential subject to the necessary plannings and consents.

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)

DOUBLE GLAZED FEATURE DOOR TO







ENTRANCE HALLWAY
With dado rail and archway through to -

INNER HALLWAY
With doors to -

LOUNGE 17'7" x 10'5" (maximum measurements) (5.36m x 3.18m (maximum measurements))
With feature fireplace having local stone surround and wood mantle (not tested). The room has nice character with feature picture rails and wall lights and there is a sash style UPVC window to the front aspect.

DINING ROOM 11'11" x 11'4" (3.65 x 3.46)
With feature fire with tiled hearth and surround (not tested), sash style window to the front aspect.

From the inner hallway lit leads through to a further area which currently houses a large fridge and freezer. A turning staircase rises to the first floor and there is a door to

KITCHEN/BREAKFAST ROOM 12'4" x 11'2" (3.77 x 3.41)
A lovely space with wood effect fitted kitchen comprising work tops incorporating a one and a half bowl stainless steel sink drainer, mixture of base and drawer units under, wall units over, tiled alcove with gas powered Aga, sash window to the side aspect, tiling to the floor and the room is lit by a spotlight arrangement with doors to -

WALK-IN PANTRY
With stone effect worktops and wood kitchen units, window to the side aspect, tiling to floor and feature shelving.

UTILITY ROOM 8'8" x 5'8" (2.65 x 1.73)
A useful space with work top having cupboard under, wall cupboard over, space is provided for a washing machine. There are a number of feature shelves, wood paneling to the ceiling and window to the rear aspect with sliding door to -

W.C.
With W.C., wash hand basin, storage cupboard, anti slip flooring and a window to the rear aspect.

A turning staircase with window at the half landing leads to

FIRST FLOOR

LANDING
With airing cupboard having slatted shelves and gas boiler with extra radiator an ideal place to air laundry. With door to -

BEDROOM ONE 13'1" x 10'2" (4 x 3.1)
With picture rail, built-in wardrobe with storage, tiled fireplace (decorative use only), UPVC sash style window to the front aspect, views over the road and onwards to open countryside.

BEDROOM TWO 12'8" x 9'8"(maximum measurements) (3.86m x 2.95m(maximum measurements))
With style sash window to the front of the property with views over the road and onwards to open countryside, picture rail.

BEDROOM THREE 9'11" x 7'2" (3.03 x 2.2)
With built-in wardrobes, sash style window to the rear aspect overlooking the rear garden.

BEDROOM FOUR 7'9" x 7'1" (2.37 x 2.17)
Sash style window to the side aspect.

From the landing an opening leads to a further landing area with storage cupboards, window to side aspect and door to -

STUDY 7'4" x 5'4" (2.25 x 1.64)
With window to the side aspect and a loft hatch to the roof space.

SHOWER ROOM
With a suite that comprises of a generous glazed walk in shower with easy clean splashback, close coupled W.C., pedestal wash hand basin, window to the rear aspect, vinyl effect flooring and a shaver socket.

OUTSIDE
From the front of the property approached from Meneage Road over an area which is currently owned by the Downsland Charitable Trust that leads to the gated entrance and driveway of the property with parking and leads to a further gate with further parking and turning area at the rear.

REAR GARDEN
A real feature of the property is its outdoor space. A t the rear there is a courtyard area opening out onto a lovely interesting garden of generous proportions, patio, seating areas, lawns interspersed with beds housing mature plants, trees and shrubs. There is an ornamental pond, useful shed, further potting shed, raised beds vegetable area. At the front of the property there are two lawned areas and beds and a gate that leads to the side garden which is mainly laid to lawn and interspersed with beds housing plants and shrubs and could be seen as the annexe's own private garden as it is separately enclosed. There is a further covered car port and a garage.

ANNEXE

PART GLAZED DOOR TO

OPEN PLAN LIVING/KITCHEN AREA 16'4" x 13'8" (5 x 4.18)
With tiling to the floor, loft hatch to the roof space, kitchen area with stone effect worktops with cupboards and drawers under, wall cupboards over, space for cooker, hood over, space provided for a fridge, window to the side aspect and this area also houses the independent gas boiler with door to -

BEDROOM 13'9" x 7'6" (4.21 x 2.31)
With a window to the rear aspect.

SHOWER ROOM
Fitted with a suite that comprises of a glazed walk-in shower cubicle with tiled splashback and electric shower over, close coupled dual flush W.C., wash hand basin set on a vanity unit with storage under and shaver socket over, tiling to the walls and floor and extractor. Ladder style towel drying radiator.

FURTHER SHED/WORKSHOP 12'11" x 11'2" (3.95 x 3.42)
Located at the rear of the building. A really useful area with a sink and drainer unit, windows to both the front and side aspects, power and light.

AGENTS NOTE ONE
The roof we are advised is coming to the end of its useful life therefore it has been valued with this in mind.

AGENTS NOTE TWO
The current owners advise us the annexe was in situ when they purchased in 2007. Prospective purchasers should satisfy themselves with the uses/permissions they require from the annexe.













ANTI-MONEY LAUNDERING

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

SERVICES

Mains water, electricity, drainage and gas.

COUNCIL TAX

Council Tax Band D.

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.

DATE DETAILS PREPARED.

11th February 2026.

WHAT3WORDS

slug.catapult.cross

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.

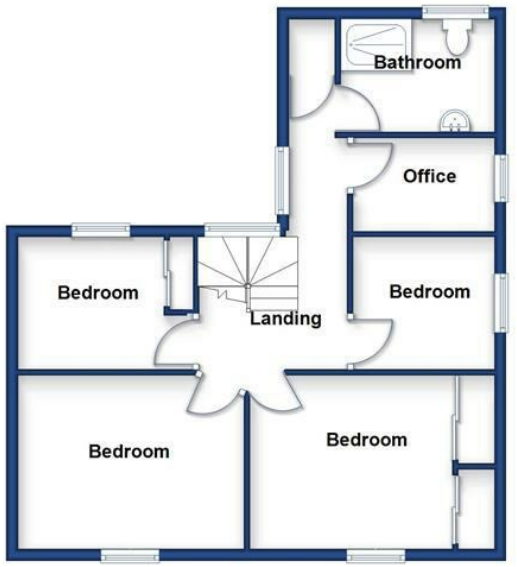
Ground Floor

Approx. 139.5 sq. metres (1501.1 sq. feet)



First Floor

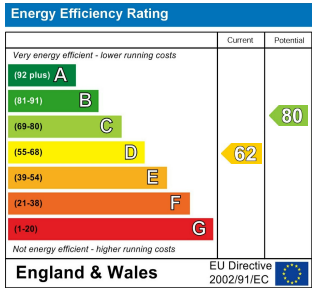
Approx. 57.0 sq. metres (613.2 sq. feet)



Total area: approx. 196.4 sq. metres (2114.3 sq. feet)

PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



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.



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