

1 Nanscober Place, Helston, TR13 0SP

£375,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

1 Nanscober Place

- BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME
- SOUGHT-AFTER RESIDENTIAL AREA
- WELL-PROPORTIONED ACCOMMODATION WITH GAS CENTRAL HEATING
- LOUNGE, FITTED KITCHEN, UTILITY AND DINING ROOM/STUDY
- DRIVEWAY & GARAGE
- GARDENS TO THE FRONT & REAR
- FREEHOLD
- COUNCIL TAX D
- EPC D68

A beautifully presented four-bedroom detached family home in Helston

An excellent opportunity to purchase this beautifully presented four-bedroom detached family home, situated in a well-regarded residential area on the western edge of Helston.

Offering spacious and well-proportioned accommodation , the property benefits from mains gas central heating, double glazing, driveway parking, an attached garage and attractive gardens to the front and rear.

The ground floor comprises an entrance hallway, a welcoming lounge with glazed doors opening onto the rear garden, a fitted kitchen, separate utility area and a versatile dining room, which could also be used as a home office or study.

To the first floor are four bedrooms, including a generously proportioned principal bedroom with a nicely appointed en-suite shower room, together with the remaining bedrooms and family bathroom.

Externally, the property enjoys gardens to both the front and rear. The enclosed rear garden benefits from a pleasant south-westerly aspect, providing an ideal space for outdoor dining, entertaining and enjoying the afternoon and evening sunshine. A driveway provides off-road parking and leads to the attached garage.

The property is conveniently positioned for a range of local amenities, including well-regarded primary and secondary schools. Countryside walks are also close at hand, with easy access to the footpath leading through Lowertown and into the attractive Cober Valley, where lovely riverside walks can be enjoyed. The main Helston town bus route is also accessible at the end of the road. close.

Helston is a thriving market town and the gateway to the stunning Lizard Peninsula, renowned for its beautiful coastline, secluded coves and dramatic cliff-top walks. The town offers a wide range of amenities, including national retailers, independent shops, health centres, a cinema and a leisure centre with an indoor swimming pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED FEATURE DOOR LEADING TO







ENTRANCE HALLWAY

A nice space of generous proportions with a turning staircase rising to the first floor, window at the half landing and wood effect laminate flooring.

UTILITY CUPBOARD

With storage storage, coat hanging space, wood effect flooring and matching wall panels. Plumbing and space provided for a washing machine and tumble dryer, window to the side aspect.

LOUNGE 15'1" x 11'10" (4.62 x 3.61)

A light room featuring double-glazed French doors opening onto the rear garden, together with a window overlooking the garden. A living-flame gas fire, set within a marble-effect hearth and surround, creates an attractive focal point.

KITCHEN 10'5" x 9'6" (3.2 x 2.9)

Comprising a pale green fitted kitchen with stone-effect worktops and matching splashbacks, offering a range of base units and drawers with matching wall-mounted cupboards above. Integrated appliances include a Neff touch-control ceramic hob with stainless steel splashback and hood over, a Stoves built under oven, a built-in Neff dishwasher. Space is provided for a fridge/freezer. Windows to the front and rear aspects provide views over the garden, while a service door gives access to the side of the property.

DINING ROOM/STUDY 14'5" x 9'2" including bay window (4.4 x 2.8 including bay window)

With a large walk-in bay window with a triple aspect bay overlooking the front garden.

From the hallway an attractive turning staircase with window at the half landing leads to

FIRST FLOOR

LANDING

With loft hatch to the roof space and linen cupboard with slatted shelving, doors to:

MASTER BEDROOM 11'1" x 9'7" (3.38 x 2.93)

With a window to the rear aspect enjoying lovely far-reaching rural views across the Cober Valley, over the rooftops of neighbouring properties. There is also a large built-in wardrobe with sliding doors and a door leading to:

EN SUITE SHOWER ROOM

With walk in shower cubicle, wash hand basin set into a vanity unit with storage, W.C. with concealed cistern, attractive tiling to wall and floors and obscure window to the rear aspect.

BEDROOM TWO 10'5" x 9'4" (3.2 x 2.85)

With a window to the front aspect and a built-in over stairs storage cupboard.

BEDROOM THREE 11'5" x 8'9" (3.48 x 2.67)

With window to the front aspect with a rural outlook.

BEDROOM FOUR 8'5" x 7'10" (2.58 x 2.40)

With window to the rear aspect again enjoying a super rural outlook.

BATHROOM

Nicely appointed, comprising a panelled bath with a concertina-style glass shower screen and shower over, featuring both a rainfall shower head and separate handheld attachment, complemented by attractive tiled splashbacks. There is a wash hand basin set within a vanity unit providing useful storage, together with a dual-flush W.C. with concealed cistern. Further features include a chrome ladder-style heated towel rail, extractor fan, granite-effect shelf with matching upstand and window sill, a window to the side aspect and checker-effect vinyl flooring.

OUTSIDE

To the front of the property there is a driveway with parking and a garden wraps around the front and side and is laid mainly to lawn with beds at its borders.

GARAGE

With up an over door, power and light.

REAR GARDEN

Being a real feature of this property and is nicely enclosed by a mixture of stone wall and hedging and offering good degrees of privacy. There is an area of lawn with beds at its borders housing mature plants, trees and shrubs, door to the house, patio seating area with glazed doors that lead back into the lounge and there is pedestrian access down both sides of the property. Useful garden shed and outside tap to the side of the property.

SERVICES

Mains, water, electricity, gas and drainage

WHAT3WORDS

duos.deal.hobbit

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.

DATE DETAILS PREPARED.

2nd September 2026.

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.

FLOOD RISK

River & Sea- Very low
Surface Water - Very low













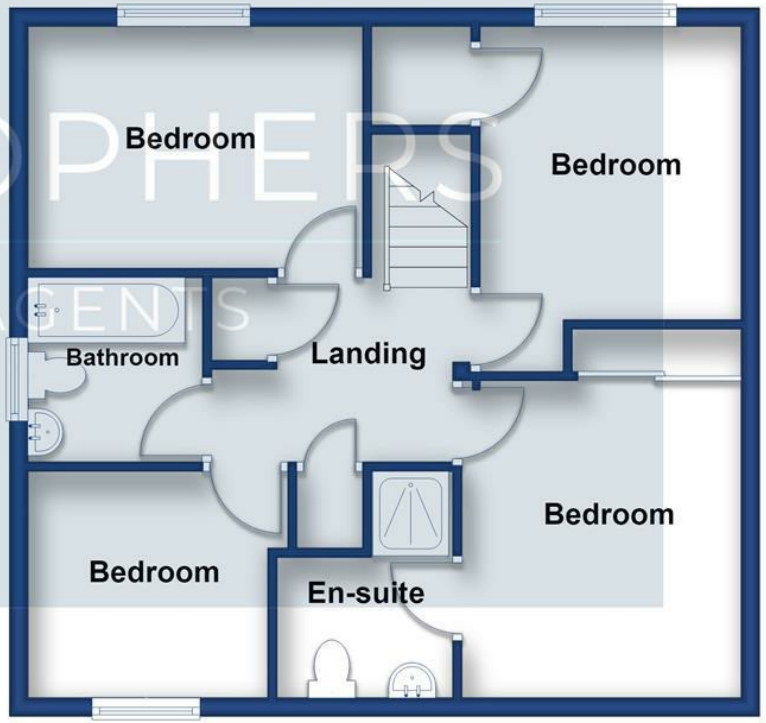
Ground Floor

Approx. 63.8 sq. metres (686.5 sq. feet)



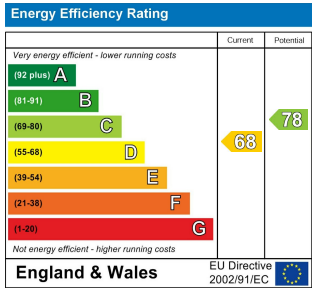
First Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



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Total area: approx. 118.5 sq. metres (1276.1 sq. feet)



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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