

Westholme, Treliever Road, Mabe Burnthouse, TR10 9EX

£415,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Westholme, Treliever Road

- A CHARACTERFUL HOME WITH A WONDERFUL SENSE OF SPACE
- GENEROUS LIVING AREAS MADE FOR FAMILY LIFE & ENTERTAINING
- COSY EVENINGS AROUND THE LOG BURNER
- FABULOUS KITCHEN DESIGNED FOR KEEN COOKS
- LARGE CONSERVATORY IDEAL FOR BOTH PLAY AND RELAXING
- THREE BEDROOMS WITH FLEXIBILITY FOR FAMILY & GUESTS
- VERSATILE ATTIC ROOM FOR HOBBIES, WORK OR OCCASIONAL GUESTS
- A BEAUTIFUL GARDEN WITH SPACE TO PLAY, DINE & UNWIND
- PERFECTLY PLACED FOR COAST, COUNTRYSIDE & CORNISH TOWN LIFE
- FREEHOLD COUNCIL TAX BAND C EPC D61







A beautifully presented 1930s style family home offering generous living space, a fabulous garden and open countryside views.

Some homes simply have a wonderful sense of space, and this gorgeous property is one of them. Thoughtfully updated while retaining the character and proportions of its era, it offers flexible accommodation that works exceptionally well for modern family life.

The heart of the home is the fabulous living space. The light-filled sitting room features a lovely bay-style window and cosy log burner and flows naturally into the dining room, creating a sociable space for both everyday family life and entertaining, while still allowing each room to retain its own character.

The generous kitchen is equally impressive, with stylish navy cabinetry, excellent storage and workspace and two eye-level ovens, making it particularly well suited to keen cooks. From here, a substantial conservatory opens directly onto the garden and provides a wonderfully versatile additional reception space, whether used as a playroom, family room or somewhere to relax and entertain.

Upstairs are two good-sized double bedrooms, a further single bedroom and a beautifully finished contemporary bathroom with both a freestanding bath and walk-in shower. An additional attic room provides a fantastic flexible space for hobbies, games or occasional guests, with potential for further conversion subject to the necessary consents.

Outside, there is ample parking and a garage, while the rear garden is a real highlight, with lawn, two patio seating areas, a sunny deck and summer house, providing plenty of space for children to play and for enjoying long summer days outdoors.

With open countryside to the front and excellent access to Falmouth, Truro, Helston and the beautiful Helford River, this is a wonderfully positioned family home.

A viewing is essential to appreciate the space, versatility and lifestyle on offer.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE PORCH
With attractive tiled flooring, windows to both sides and door with side screen to

ENTRANCE HALLWAY

A lovely spacious hallway with wood flooring, radiator, stairs rising to first floor, understairs storage cupboard housing the boiler and doors to both kitchen and

DINING ROOM 11'1" x 11'1" (3.38m x 3.38m)

With wood flooring, radiator and window to rear. Open plan to

LOUNGE 12'9" x 12' (3.89m x 3.66m)

A lovely light spacious and cosy room with radiator, log burner and bay style window to the front.

KITCHEN 18'2" x 7'8" (5.54m x 2.34m)

A generous kitchen fitted with stylish navy cabinetry with roll top work surfaces over with composite one and a half bowl sink and drainer with mixer tap including clever pull out storage and deep pan drawers and glazed display cabinets with built-in appliances to include two eye level electric ovens a gas hob, wine cooler and dishwasher. With window to side and double doors to

CONSERVATORY 15'8" x 10'3" (4.78m x 3.12m)

A wonderfully versatile family friendly room offering plenty of space to relax and play and direct access to the garden with tiled floor, radiator and windows to rear and both sides. Door to

CLOAKROOM 5'7" x 2'5" (1.70m x 0.74m)

With space saving low level W.C. with integrated wash hand basin with mixer tap.

FIRST FLOOR

GALLERIED LANDING

With window to side and doors to various rooms, loft hatch with pull down ladder offering access to attic room.

BEDROOM ONE 12'1" x 10'8" (3.68m x 3.25m)

With exposed floorboards, built in storage comprising of two double wardrobes and overhead storage cupboards, radiator and window to front offering an open rural outlook.

BEDROOM TWO 11'9" x 10' (3.58m x 3.05m)

With fitted carpet, radiator and window to rear overlooking the garden.

BEDROOM THREE 7' x 6'8" (2.13m x 2.03m)

With fitted carpet, radiator and window to the front offering an open rural outlook.

BATHROOM 7'8" x 7'8" (2.34m x 2.34m)

A lovely stylish bathroom with suite comprising of a free standing bath with floor mounted bath and shower, mixer tap, walk-in shower with drench head and hand held wand, low level W.C., attractive wash hand basin with waterfall tap in vanity unit. Obscured window to rear and matt black ladder style radiator.













ATTIC/HOBBIES ROOM 14'8" x 12'3" (4.47m x 3.73m)

A useful room perfect for hobbies or possibly work from home and used by the current owners as an occasional guest room, two Velux windows to rear and access to eaves storage.

OUTSIDE

To the front of the property is an area of off road parking suitable for several vehicles and a driveway leading to

GARAGE 19'2" x 11'3" (5.84m x 3.43m)

With remote roller door, power and light, useful storage with a utility area to the rear and a pedestrian access to the rear leading to the garden.

GARDENS

The gardens lie mainly to the rear of the property and are a lovely feature. There are two patio seating areas and an attractive lawned area as well as a decked seating area and summerhouse. The garden is well suited to families and offers plenty of space to play, relax and dine alfresco during the summer months.

SERVICES/UTILITIES

Mains water, electricity, drainage and gas central heating.

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 C.

DATE DETAILS PREPARED.

6th October 2026.

WHAT3WORDS

bronzes.tomato.critic

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

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/

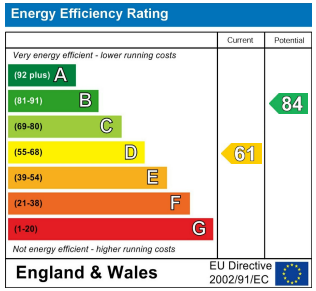
PROOF OF FINANCE - PURCHASERS

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.



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.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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