

14 Castle Green, Helston, TR13 8EY

£205,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

14 Castle Green

- TWO BEDROOM END OF TERRACE COTTAGE
- CHARMING COTTAGE RETAINING MANY PERIOD FEATURES
- GARDEN & COURTYARD
- USEFUL OUTBUILDING
- CLOSE TO THE TOWN'S AMENITIES
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FREEHOLD
- COUNCIL TAX B
- EPC D60







A charming two bedroom end of terrace cottage, conveniently located within the sought-after older quarter of the market town of Helston.

Full of character, this delightful home retains period features while benefiting from modern comforts including mains gas central heating and double glazing.

The accommodation comprises a cosy lounge with wood burner, a well fitted kitchen, and a ground floor bathroom. Upstairs, there are two bedrooms.

Outside, the property enjoys a lovely front garden, ideal for relaxing, along with an enclosed rear courtyard and a useful outbuilding.

The property enjoys a superb position within easy reach of the boating lake and the stunning Penrose Estate, owned by the National Trust, where miles of scenic lakeside and woodland walks can be enjoyed leading towards the coast. The amenities of Helston town centre are also just a short stroll away.

Helston is an historic and thriving market town offering a comprehensive range of amenities, including national retailers, cafes, public houses, health centres, a cinema, and a leisure centre with indoor swimming pool. The town benefits from well regarded primary schools and a secondary school with sixth form provision. It also serves as the gateway to the beautiful Lizard Peninsula, a designated Area of Outstanding Natural Beauty renowned for its dramatic coastline and scenic walks.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

FEATURED GLAZED DOOR TO

LOUNGE 11'10" x 11'1" (max measurements) (3.63 x 3.4 (max measurements))
A lovely space with log burner set on a slate hearth, window to the front aspect with a window seat arrangement whilst stairs rise to the first floor with an opening through to-

KITCHEN 10'2" x 9'3" (3.1 x 2.82)
Fitted with a cream shaker style kitchen complemented by butcher block effect worktops, incorporating a gas hob and sink with drainer and attractive mixer tap. There is a range of base and drawers along with useful open shelving and matching wood upstands. Further features include a built-in oven, space for a refrigerator, a window to the rear aspect, and a stainless steel spotlight arrangement. A glazed panel door leads to.

BATHROOM
Being nicely appointed with a white suite that includes a P-shaped bath with shower screen at one end and easy clean splashbacks to the rear and side, wash hand basin, dual flush W.C., window to the side aspect, feature shelving, the room houses the Worcester mains gas boiler and there is a further window along with a stable style half glazed door leading to the rear courtyard.

Stairs rise to the first floor landing with step up to

BEDROOM ONE 11'2" x 8'10" (3.42 x 2.71)
With built-in wardrobe, stripped wood flooring and two windows to the rear aspect.

BEDROOM TWO 11'3" x 8'2" (3.44 x 2.50)
With picture rail, stripped wood flooring and window to the front aspect.

OUTSIDE
At the front of the property there is a charming walled garden with beds housing plants and shrubs whilst to the rear is a small courtyard.

OUTBUILDING 9'1" x 6'11" (2.77 x 2.11)
A useful space with power, light, plumbing for washing machine and window to the front aspect.













AGENTS NOTE

We are advised by the owner that the property was reroofed in 2025.

SERVICES

Mains water, electricity, drainage and gas.

WHAT3WORDS

drumbeat.longlingly.pining

ANTI-MONEY LAUNDERING

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

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.

COUNCIL TAX

Council Tax Band B.

DATE DETAILS PREPARED.

23rd March 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

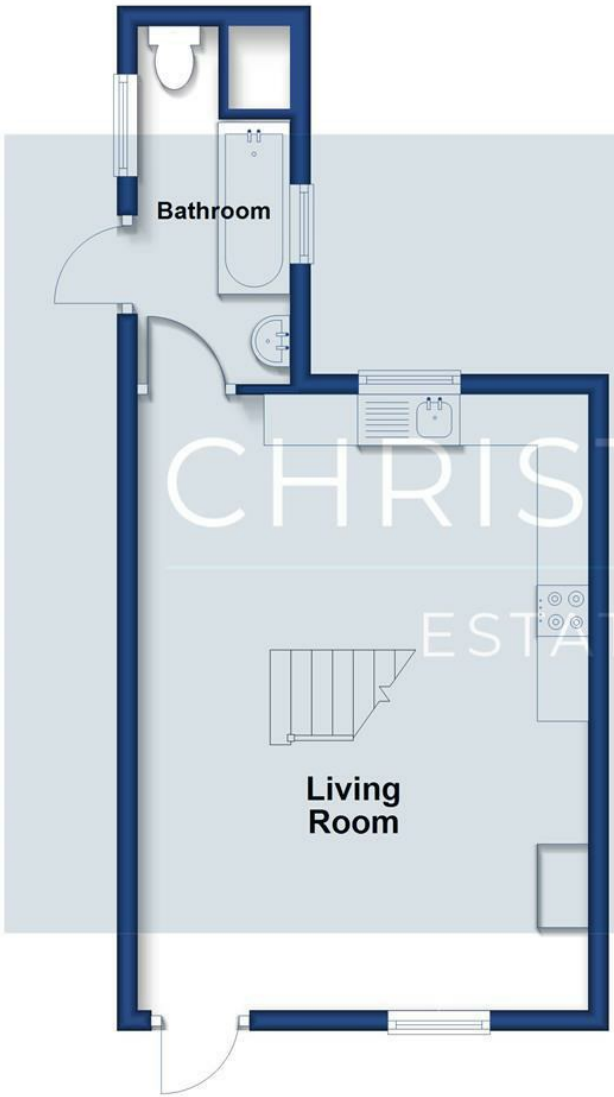
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

FLOOD RISK

River & Sea Low Surface Water Very Low.

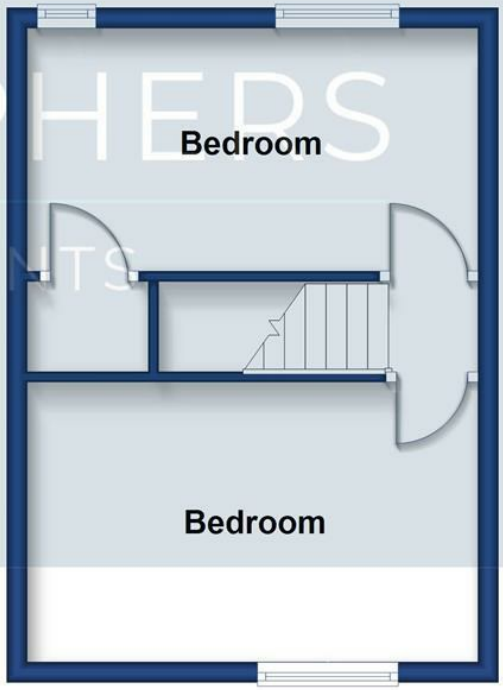
Ground Floor

Approx. 31.9 sq. metres (343.9 sq. feet)



First Floor

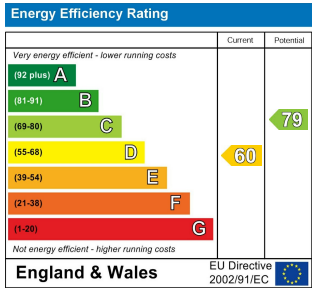
Approx. 28.0 sq. metres (300.9 sq. feet)



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Total area: approx. 59.9 sq. metres (644.8 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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