

66 Hellis Wartha, Helston, TR13 8WE

£390,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

66 Hellis Wartha

- SPACIOUS SEMI-OPEN PLAN LIVING SPACE
- STUNNING KITCHEN DINING ROOM
- COSY YET SPACIOUS CONNECTING LOUNGE
- UTILITY ROOM, CLOAKROOM AND CONSERVATORY
- FOUR DOUBLE BEDROOMS WITH MASTER EN-SUITE
- BLOCK PAVED OFF ROAD PARKING FOR SEVERAL VEHICLES
- FAMILY FRIENDLY LOCATION
- EPC C79
- COUNCIL TAX D
- FREEHOLD

A stylish four bedroom detached home offering generous, flexible accommodation, a stunning kitchen diner, a lovely garden and plenty of off road parking, with a fantastic layout that works brilliantly for modern family life and entertaining.







From the moment you walk in, there is a real sense of space and flow. The entrance area is perfect for busy family life, with plenty of room for coats, shoes and school bags. The lounge is generous yet cosy, a lovely spot to curl up in the evenings, and it links to the stunning kitchen diner through oak glazed pocket doors. Slide them back and the ground floor becomes a fantastic sociable space, ideal for family gatherings, celebrations and weekend entertaining. Close them and you can enjoy a quieter, snug atmosphere when it is time to relax as a family.

The kitchen diner is the heart of the home. Wonderfully spacious, with contemporary gloss white units, slate style work surfaces and a large island that naturally becomes the place where everyone gathers. There is excellent storage throughout, integrated appliances for a sleek finish and a large walk in cupboard that works perfectly as a pantry. A separate utility room and cloakroom keep the everyday essentials tucked neatly away.

Flowing from the kitchen, the conservatory connects seamlessly with the garden and provides an extra layer of living space, especially enjoyable in the warmer months. It is easy to imagine doors open, children moving in and out and friends drifting between inside and out on a summer evening.

The former garage has been cleverly transformed into two useful areas. The main section, accessed from the kitchen, is currently used as a music room and home office, offering fantastic flexibility as a hobbies room, playroom or workspace. To the front, there remains a very prac

Upstairs are four bedrooms. The master bedroom enjoys its own spacious en suite shower room, while the remaining bedrooms are served by a family bathroom. There is also an airing cupboard on the landing, adding to the home's thoughtful storage.

Outside, the lifestyle appeal continues. The block paved driveway to the front provides parking for several vehicles, making coming and going easy. To the rear, step out from the conservatory onto a stylish patio area that is perfect for summer dining, barbecues and watching younger children play. Steps lead up to the main garden, mostly laid to lawn, offering plenty of room to run around along with two useful timber sheds.

Set within an established and well regarded residential area, close to local amenities and the town, this is a home that truly balances space, style and everyday practicality. It is the kind of property where memories are made and family life can really flourish.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

COVERED ENTRANCE
With composite door with double side screen to

ENTRANCE VESTIBULE
A useful area, with space to store coats and shoes, with stairs rising to the first floor and door to the lounge.

LOUNGE 16'3" x 12'1" (4.95m x 3.68m)
A spacious yet cosy room, with practical hard flooring, radiator and a window to the front. Log effect electric fire in contemporary style surround providing a focal point and warmth in the winter months. Oak glazed sliding pocket double doors to

KITCHEN/DINING ROOM 21'2" x 11'5" (6.45m x 3.48m)
A fabulous room, perfect for busy family life or those that love to host. With contemporary white gloss base and wall units with attractive slate style worktops over with composite one and a half bowl sink drainer with mixer tap. Integrated wine cooler, electric oven, grill and microwave and space and plumbing for an American style fridge/freezer, (available by separate negotiation) Large island unit providing for additional storage, including deep pan drawers, with matching slate style worksurface over with a five burner gas hob with filter and light above. Radiator, window to the rear with Perfect Fit blinds overlooking the garden and patio doors to the conservatory, Useful large walk-in storage cupboard, door to store room/study and door to the:

UTILITY ROOM 5'7" x 4' (1.70m x 1.22m)
With base and wall units with worksurfaces over, stainless steel sink and drainer, space and plumbing for washing machine. External door to the side and door to:

CLOAKROOM 5'5" x 4' (1.65m x 1.22m)
With low level w.c., wall mounted wash hand basin, chrome effect ladder style radiator and obscured window to the side.

STORE ROOM/HOBBIES ROOM/STUDY 9'5" x 8'9" (2.87m x 2.67m)
A useful room, used by current owner as a music room/occasional study. Radiator and door to:

STORE ROOM TWO 8'8" x 7'4" (2.64m x 2.24m)
Another useful room, currently utilised as storage/utility space, with space and point for a freezer and space and point for condenser tumble drier. Power and light.

CONSERVATORY 10' x 9'8" (3.05m x 2.95m)
A great space, with practical hard flooring. Triple aspect with frosted window to the side, windows to the rear overlooking the garden and double doors and window to the rear accessing the patio. With radiator and wall mounted electric panel heater.

FIRST FLOOR LANDING
A galleried landing with radiator, airing cupboard, loft access and doors to various rooms.

MASTER BEDROOM 12'1" x 9'5" (3.68m x 2.87m)
With fitted carpet, two built-in wardrobes with sliding doors, window with Perfect Fit blinds to the front offering a rural outlook across surrounding properties, radiator and door to:

EN-SUITE BATHROOM 6'1" x 6' plus cubicle 2'5" x 2'5" (1.85m x 1.83m plus cubicle 0.74m x 0.74m)
With tiled floor and partially tiled walls, low level w.c., pedestal wash hand basin and tiled cubicle housing chrome effect domestic hot water shower. Frosted window to the front and chrome effect ladder style radiator. Extractor and wall mounted mirror with lights.

BEDROOM TWO 12;5" x 8'4" (3.66m;1.52m x 2.54m)
With fitted carpet, radiator and window, fitted with Perfect Fit blinds, to the rear overlooking the garden.

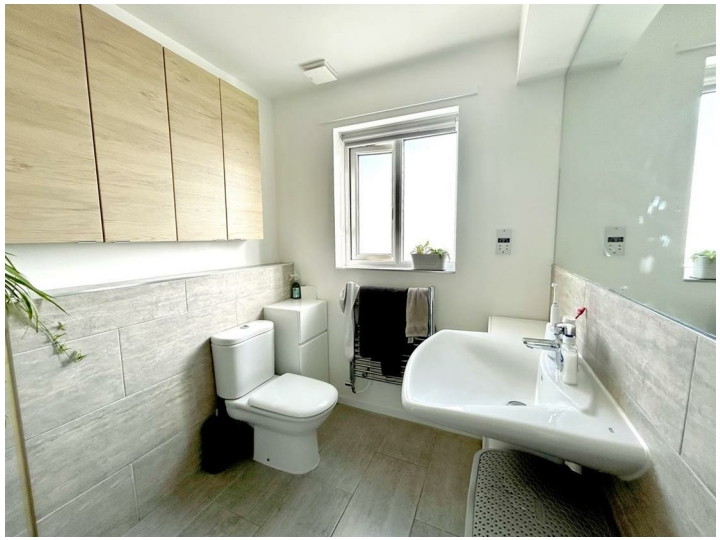
BEDROOM THREE 8'8" x 9'1" (maximum, reducing to 5'3" minimum) (2.64m x 2.77m (maximum, reducing to 1.60m minimum))
With fitted carpet, radiator and window to the rear overlooking the garden, fitted with Perfect Fit blinds.













BEDROOM FOUR 9'6" x 12'3" (maximum, reducing to 8'5" minimum)) (2.90m x 3.73m (maximum, reducing to 2.57m minimum))

With fitted carpet, radiator, window to the front, with an attractive rural outlook and Perfect Fit blinds.

BATHROOM 7'3" x 6'5" (2.21m x 1.96m)

With suite comprising of a bath with tiled surround, mixer tap and wall mounted shower attachment with concertina style shower screen. Low level w.c., pedestal wash hand basin, wall mounted mirror and shaver light over. Frosted window to the rear and ladder style radiator.

OUTSIDE

To the front is an attractive area of block paved parking suitable for several vehicles and a covered entrance leading to the front door. The gardens lie to the rear of the property, there is an attractive patio area, perfect for summer dining, with steps leading up to the main garden area, which is lawned with two useful timber sheds.

SERVICES

Mains water, electricity and drainage and gas central heating.

WHAT3WORDS

landscape.grand.surging

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/

ANTI-MONEY LAUNDERING

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

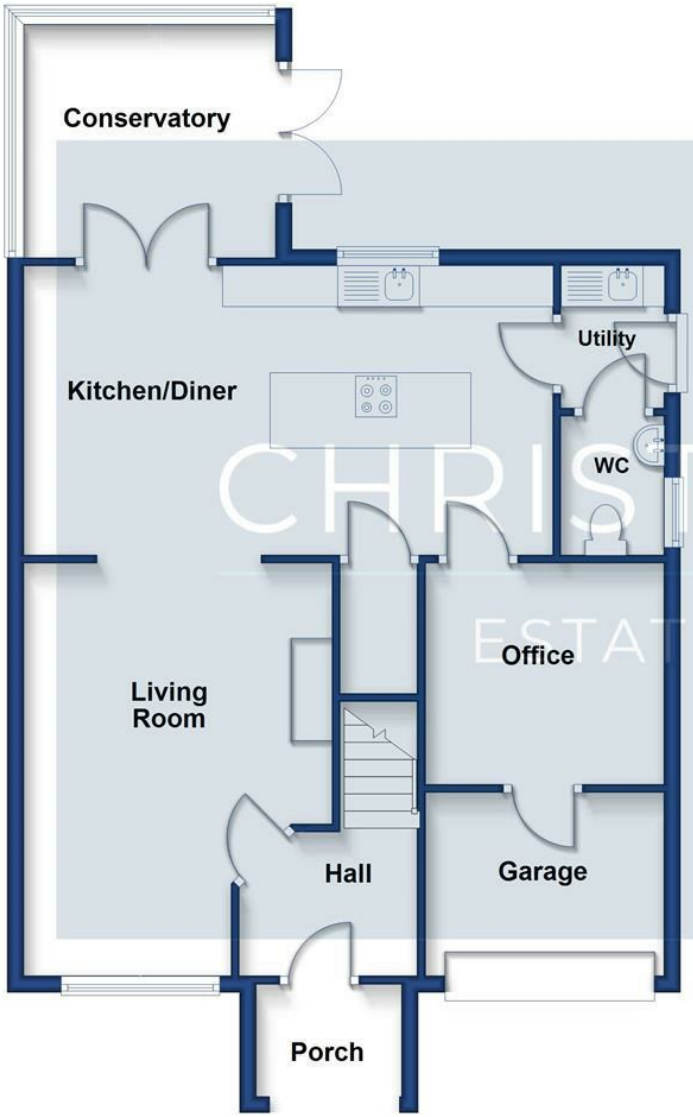
PROOF OF FINANCE - PURCHASERS

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.

DATE DETAILS PREPARED 27th February 2026.

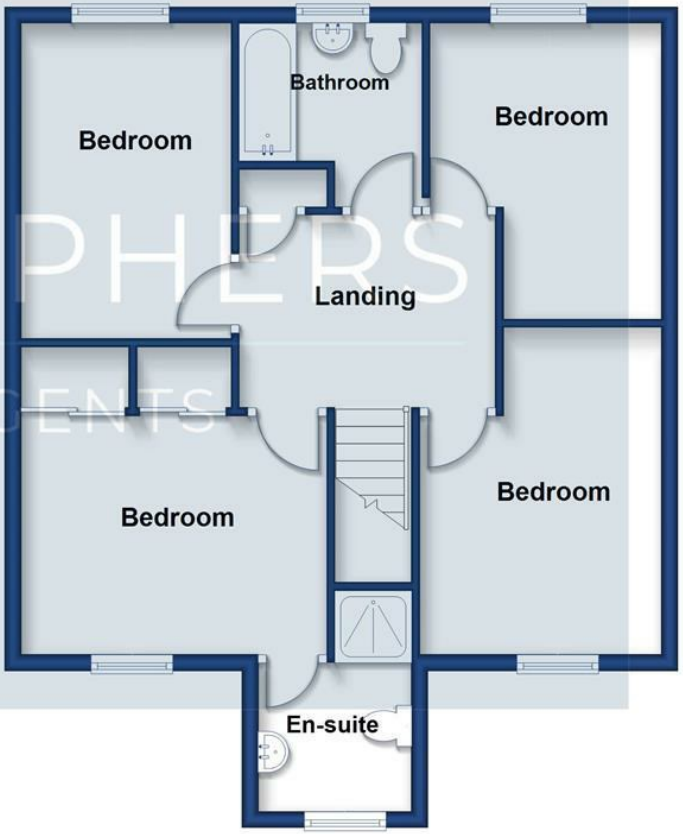
Ground Floor

Approx. 79.8 sq. metres (858.6 sq. feet)



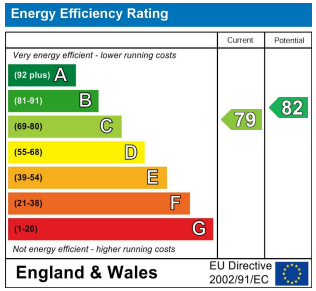
First Floor

Approx. 64.1 sq. metres (690.2 sq. feet)



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Total area: approx. 143.9 sq. metres (1548.8 sq. feet)



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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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