

15A Church Street, Helston, TR13 8TD

£220,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

15A Church Street

- TWO BEDROOM CHARACTER COTTAGE
- TUCKED-AWAY POSITION
- CLOSE TO HELSTON TOWN CENTRE
- BEAUTIFUL PERIOD FEATURES
- MODERN FITTED KITCHEN
- GAS CENTRAL HEATING
- LOVELY WALLED GARDEN
- FREEHOLD
- COUNCIL TAX B
- EPC D63



An excellent opportunity to purchase a charming two-bedroom character cottage in a lovely tucked away position a short stroll from the bustling market town of Helston.

The property has been thoughtfully enhanced by the current owners, combining a wealth of character features with the comforts and refinements of modern living. Benefits include mains gas central heating and stylish contemporary finishes.

The accommodation briefly comprises an inviting open-plan living space, incorporating a smart modern fitted kitchen, dining area and comfortable sitting room. To the first floor are two bedrooms and a beautifully appointed modern shower room.

Outside, a delightful walled garden is situated further up the picturesque cobbled alley, providing an attractive space to enjoy and relax.

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

A characterful cottage offering a nice setting within easy reach of the amenities of Helston and the exceptional scenery of the Lizard Peninsula.





THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

OPEN PLAN LIVING AREA 25'2" x 13'6" max measurements (7.69 x 4.12 max measurements)

A lovely, generous open-plan living area, to the rear of the space there is a stylish Shaker-style fitted kitchen, complemented by butcher's block-effect worktops incorporating a one-and-a-half bowl sink and drainer, with tiled splashbacks.

A central island, again finished with a butcher's block-effect worktop, incorporates a ceramic hob and provides additional preparation and storage space. The kitchen features a combination of base and drawer units with matching wall cupboards above, together with an integrated electric oven. There are also designated spaces for a fridge freezer and washing machine.

The main living area enjoys considerable character, with attractive partially exposed local stone walls and two sash windows overlooking the front aspect. Further features include generous built-in storage, wood-effect flooring and stylish pendant lighting. A turning staircase rises to the first floor.

LANDING

With exposed beam, sash window to the rear aspect, feature shelving and doors to:

BEDROOM ONE 13'2" x 9'8" (4.03 x 2.97)

Exposed beams and high ceilings and a sash window to the front aspect.

BEDROOM TWO 10'8" x 9'1" x 5'2" (3.27 x 2.78 x 1.59)

Currently with a bespoke bed with storage under and a loft hatch to the roof space and sash window to the front aspect .

SHOWER ROOM

Beautifully appointed shower room featuring a glazed shower enclosure with tiled flooring and easy-clean tiled splashbacks. The shower is fitted with both a rainfall showerhead and separate handheld body wand.

There is a dual-flush WC and a wash hand basin set within a stylish vanity unit providing useful storage. Further features include a ladder-style heated towel radiator and an attractive exposed ceiling beam, adding a touch of character.

OUTSIDE
From the front door, a charming cobbled pathway leads through to the gated garden.

The garden is particularly attractive and is, predominantly enclosed by an interesting local stone wall and fencing. It has been thoughtfully designed with ease of maintenance in mind and is mainly hard landscaped, incorporating a gravelled area and patio seating space, ideal for outdoor dining or relaxing. There is also a useful garden shed providing additional storage.

WHAT3WORDS
foiled.laptop.hiring

SERVICES/UTILITIES
Mains water, electricity, drainage and gas central heating.

AGENTS NOTE ONE
We are advised that the alleyway to the property is in the ownership of another property but 15A enjoys a right of way over it.

AGENTS NOTE TWO
We are advised that next doors bathroom goes over the living room thus forming a flying freehold.

FLOOD RISK
River & Sea Very Low. Surface Water Very Low.

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 B.

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.
30th September 2026.











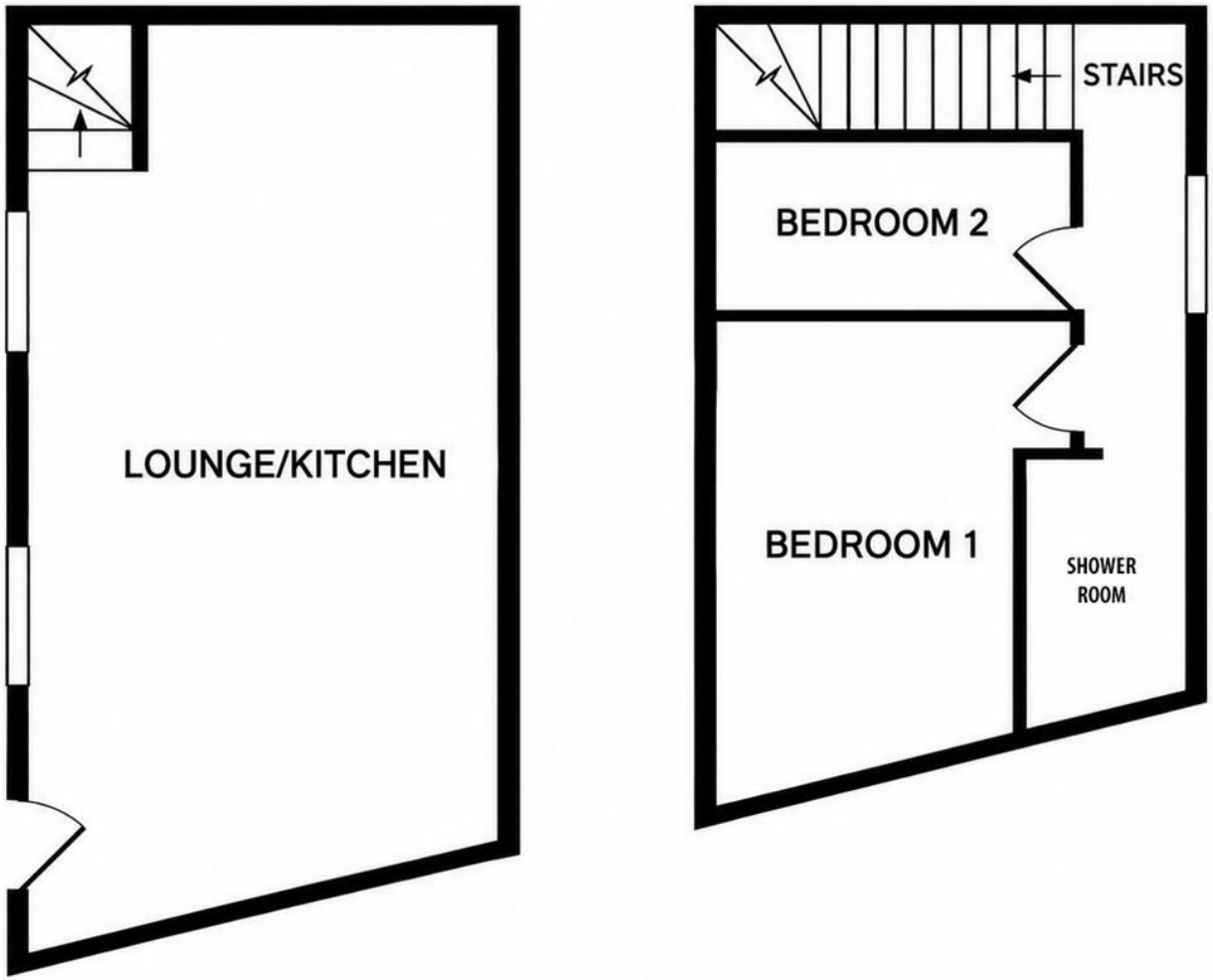


MOBILE AND BROADBAND

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.



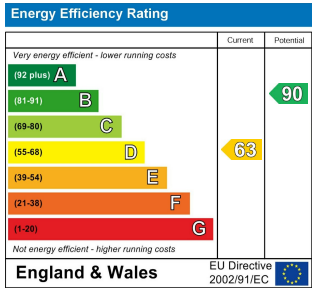
GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 604 SQ.FT. (56.1 SQ.M.)

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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