



17 St. Johns Road, Helston, TR13 8HR

£275,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

17 St. Johns Road

- THREE BEDROOM END OF TERRACE CHARACTER COTTAGE
- RETAINING A WEALTH OF CHARACTER FEATURES
- LOVINGLY RENOVATED BY THE CURRENT VENDORS
- GENEROUS PARKING AREA
- BEAUTIFULLY LANDSCAPED GARDEN
- CLOSE TO TOWN CENTRE
- FREEHOLD
- COUNCIL TAX B
- EPC D-66

An opportunity to acquire this beautifully presented three-bedroom end-of-terrace character cottage, situated within the historic quarter of Helston. Lovingly renovated by the current owners, the property seamlessly blends period charm with modern comforts, creating a warm and inviting home.

This well proportioned accommodation provides an entrance porch which leads into a hallway, opening into a delightful open-plan lounge/dining room, a light and airy living space brimming with character. This flows effortlessly into the well-appointed kitchen/breakfast room, which enjoys direct access to the garden and provides an ideal space for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms and a beautifully finished family bathroom, completing the internal accommodation.

Externally, the property continues to impress. A particularly rare feature for this location is the off-road parking area providing space for two vehicles. To the rear lies a generous and beautifully landscaped, enclosed garden which also benefits from a useful outbuilding incorporating utility facilities together with a spacious storage and potting shed.

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)

PART GLAZED DOOR TO

ENTRANCE PORCH

With attractive tiling to the floor and glazed door leading to







ENTRANCE HALLWAY

With shelf and coat hanging space. A turning staircase rises to the first floor and a glazed door leads to -

LOUNGE/DINING AREA 20'0" x 14'1" (6.1 x 4.3)

A beautiful living space, decorated in a neutral and tasteful palette, with exposed granite period features highlighted in places with clever limestone effect paint. An impressive fireplace with a slate hearth and granite lintel houses a wood burner, while a second former fireplace with slate hearth has also been retained as a charming feature.

The room is further enhanced by beamed ceilings, including a substantial feature beam dividing the space, along with modern double glazed sash style windows, wood effect laminate flooring, and period style radiators. There is useful under stairs storage as well as an additional alcove cupboard, and the space is illuminated by glass, period style pendant lighting.

An archway with beautiful granite quoins leads through to-

KITCHEN/BREAKFAST ROOM/SECOND RECEPTION AREA 17'10" x 8'9" (5.44 x 2.68)

A superb fitted kitchen featuring butcher block style worktops incorporating a period style sink and drainer with mixer tap, along with a stainless steel gas hob with extractor hood over. A range of base and drawer units sit beneath the worktops with further wall units above, while built in appliances include a stainless steel oven and refrigerator. Stylish metro style tiling forms an attractive backdrop behind the cooking area, and there is also a large built in larder cupboard. The kitchen is finished with wood effect laminate flooring and illuminated by a spotlight arrangement.

At the other end of the room a further seating area has been created, flooded with natural light from glazed sliding patio doors opening onto the rear garden, along with an additional side window and skylight. This space continues the wood effect laminate flooring and features part exposed granite quoins together with lime effect walls and pointing, adding further character and ambience to the room.

From the entrance area a turning staircase leads to -

FIRST FLOOR

LANDING

Two loft hatches to the roof space and doors lead to -

BEDROOM ONE 12'1" x 9'6" (3.7 x 2.9)

Beautifully decorated in a neutral and tasteful palette, the room features a double glazed sash style window to the rear overlooking the garden. There are built in wardrobes providing shelving and hanging space, with additional storage above, along with a smart period style radiator.

BEDROOM TWO 11'3" x 9'4" (max measurements) (3.44 x 2.85 (max measurements))

Again tastefully decorated, the room features a double glazed sash style window to the front aspect with bespoke shutters, a window seat with storage beneath, a built in wardrobe with additional storage above, and a period style radiator.

BEDROOM THREE 8'6" x 7'8" (max measurements) (2.6 x 2.34 (max measurements))

Again being tastefully decorated with built-in wardrobe with further storage over, window seat arrangement with storage under, sash style double glazed unit to the front aspect again with bespoke shutter system.

BATHROOM

This L shaped room has been beautifully appointed with a suite comprising a floor standing bath with mains shower over, glass screen and additional drencher head, wash hand basin, and close coupled W.C. Attractive metro style tiling enhances the walls, while a window to the side aspect provides natural light. The room is finished with smart wood effect flooring, a period style towel drying radiator, and a cupboard providing storage and housing the Worcester gas boiler.

PARKING

To the front there is a gravelled parking area for two vehicles with fencing and gate that leads to -

REAR GARDEN

A real feature of the property is the beautifully landscaped garden, enclosed by a mixture of walls, one of which is constructed from attractive local stone, offering a good degree of privacy. The garden includes patio seating areas and a composite decked space, ideal for al fresco dining and outdoor living. There is also a lawn and several raised beds planted with a variety of mature shrubs and plants. In addition, there is a generous timber pent roof shed with windows and a useful potting area.

OUTBUILDING/UTILITY AREA

This useful area has spaces for a washing machine and tumble dryer along with further useful storage and there is a useful outside tap and window.

WHAT3WORDS

chuckling.focal.affords

AGENTS NOTE ONE

Following the exceptional high rain fall levels of early 2026 there has been a recent flood in the street and we are advised, by the owner, this was caused by blocked drains but number 17 was not affected.

Historically the street has flooded from the river but in 2019/2020 the environment agency spent over five million pound on flood defense schemes they quote - "The scheme has significantly reduced the risk of flooding along the eastern bank of the River Cober from 20% to 1%"

Further details available by following the link -

<https://www.gov.uk/government/publications/helston-reducing-the-risk-of-flooding/helston-reducing-the-risk-of-flooding>

AGENTS NOTE TWO

At the rear of the property, the owner advises us that next door has a gate and access over number 17's rear to put out the refuse bins etc. but rarely exercise that right.

AGENTS NOTE THREE

We are advised that there is CCTV at the property.

SERVICES

Mains water, electricity, drainage and gas.

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.

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.

DATE DETAILS PREPARED.

9th 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.





Ground Floor

Approx. 46.0 sq. metres (494.9 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



Total area: approx. 84.4 sq. metres (908.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 fences and hoare 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

CHRISTOPHERS
ESTATE AGENTS