



**39 Hellis Wartha, Helston, TR13 8WE**

**£485,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## 39 Hellis Wartha

- DETACHED FOUR BEDROOM PROPERTY
- FABULOUS KITCHEN/DINER RECENTLY RE-FITTED
- SPACIOUS DUAL ASPECT LOUNGE WITH GAS LOG BURNER
- UTILITY ROOM, CLOAKROOM AND INTEGRAL GARAGE
- BEAUTIFUL MASTER BEDROOM SUITE
- FABULOUS GENEROUS AND MATURE GARDENS
- BEAUTIFULLY PRESENTED THROUGHOUT
- FREEHOLD
- COUNCIL TAX BAND D
- EPC - C -79

Impressive home, exceptional garden

This stylish 4-bedroom detached property boasts a stunning refitted kitchen/diner with doors to the terrace, spacious living areas, an en-suite master bedroom and a truly impressive, mature garden. Perfect for modern family life with space to relax and entertain.



## LOCATION

This property enjoys a wonderful position in probably the most highly regarded part of this sought after development, it enjoys an exceptionally generous plot and lovely views, whilst also being conveniently located for town and local amenities such as schooling and supermarkets.

The market town of Helston is famed for its historic Flora Day celebrations on the 8th of May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Flora Dance and ushering in the Summer.

Helston and the surrounding nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many amenity areas including the boating lake and the beautiful National Trust Penrose Woods.

Helston is regarded as the gateway to the stunning Lizard Peninsula. The property is also within a ten minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a twenty to thirty minute drive.

## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to:





## HALLWAY

An impressive hallway of good size with a turning staircase to the first floor, large storage cupboard, radiator and doors to various rooms, including a pair of oak glazed doors to the lounge.

## CLOAKROOM 7'6" x 3'2" (2.29m x 0.97m)

With low level w.c., wall mounted wash hand basin, radiator and a window to the side.

## LOUNGE 21'1" (max measurement into bay) (6.45m (max measurement into bay))

A lovely spacious dual aspect room with a bay window to the front and a window to the side. With two radiators and living flame remote controlled gas effect 'log burner', providing a wonderful focal point and a cosy feeling during the winter months. Oak glazed double doors to the dining area.

## KITCHEN/DINING AREA 25'1" x 11'8" (overall measurements) (7.65m x 3.56m (overall measurements))

A fabulous room perfect for entertaining and busy family life. With herringbone laid LVT flooring and a window to the rear overlooking the garden. With pedestrian doors and double doors from the dining room accessing the garden. Two radiators.

## KITCHEN AREA

The kitchen has been recently re-fitted with a comprehensive range of stylish contemporary gloss white base and wall units, including deep pan drawers and clever pull out storage. With worksurfaces over and stainless one and a half bowl sink and drainer with mixer tap. A breakfast bar and feature LED lighting. Integrated appliances to include a Bosch oven and grill, gas hob with filter and light over, wine cooler, dishwasher and undercounter fridge. A door to the utility room and open plan to the dining area.



## DINING AREA

A lovely area in which to relax over a family meal, with glazed oak double doors to the lounge, pedestrian door to the garden and double doors to the patio creating a lovely flow in the summer months.

## UTILITY ROOM 8'6" x 6'9" (2.59m x 2.06m)

Fitted with a range of base and wall units including deep pan drawers with an integrated fridge freezer and integrated Bosch microwave oven. A space and plumbing for a washing machine, stainless steel sink and drainer. Wall mounted Vaillant condensing boiler, a door to the garden and a door to the garage.

## FIRST FLOOR LANDING

With a radiator, loft access, airing cupboard and doors to various rooms.

## MASTER BEDROOM 16'8" x 10'6" (5.08m x 3.20m)

A wonderfully spacious master bedroom with two windows to the front, two radiators and a bank of fitted wardrobes providing for both hanging space and shelved storage. Door to the en-suite shower room.





#### EN-SUITE SHOWER ROOM 7'1" x 5'9" (2.16m x 1.75m)

With walk-in shower with beautiful feature tiling and a Mira Select domestic hot water shower. Pedestal wash hand basin, low level w.c., a window to the side, recessed shelf with lighting and clever hidden storage cupboard with mirrored door and chrome effect electric towel rail.

#### BEDROOM TWO 11'9" x 9'1" (3.58m x 2.77m)

With a radiator, a window to the rear overlooking the garden and offering an attractive rural outlook.

#### BEDROOM THREE 9'2" x 8'6" (2.79m x 2.59m)

With a radiator, window to the rear overlooking the garden and offering an attractive rural outlook.

#### BEDROOM FOUR 11'9" x 6'2" (3.58m x 1.88m)

With a radiator and a window to the rear overlooking the garden and offering rural views.

#### FAMILY BATHROOM 7'2" x 5'7" (2.18m x 1.70m)

With a suite comprising of a bath with tiled surround, with mixer tap and wall mounted shower attachment, pedestal wash hand basin, low level w.c., radiator and a window to the side.

#### OUTSIDE

To the front of the property is a lawned garden with low privet style hedge and path to the front door. A driveway provides for off road parking and leads to the:

#### GARAGE 12'8" x 8'7" (3.86m x 2.62m)

With an up and over door, power and light and useful rafter storage.

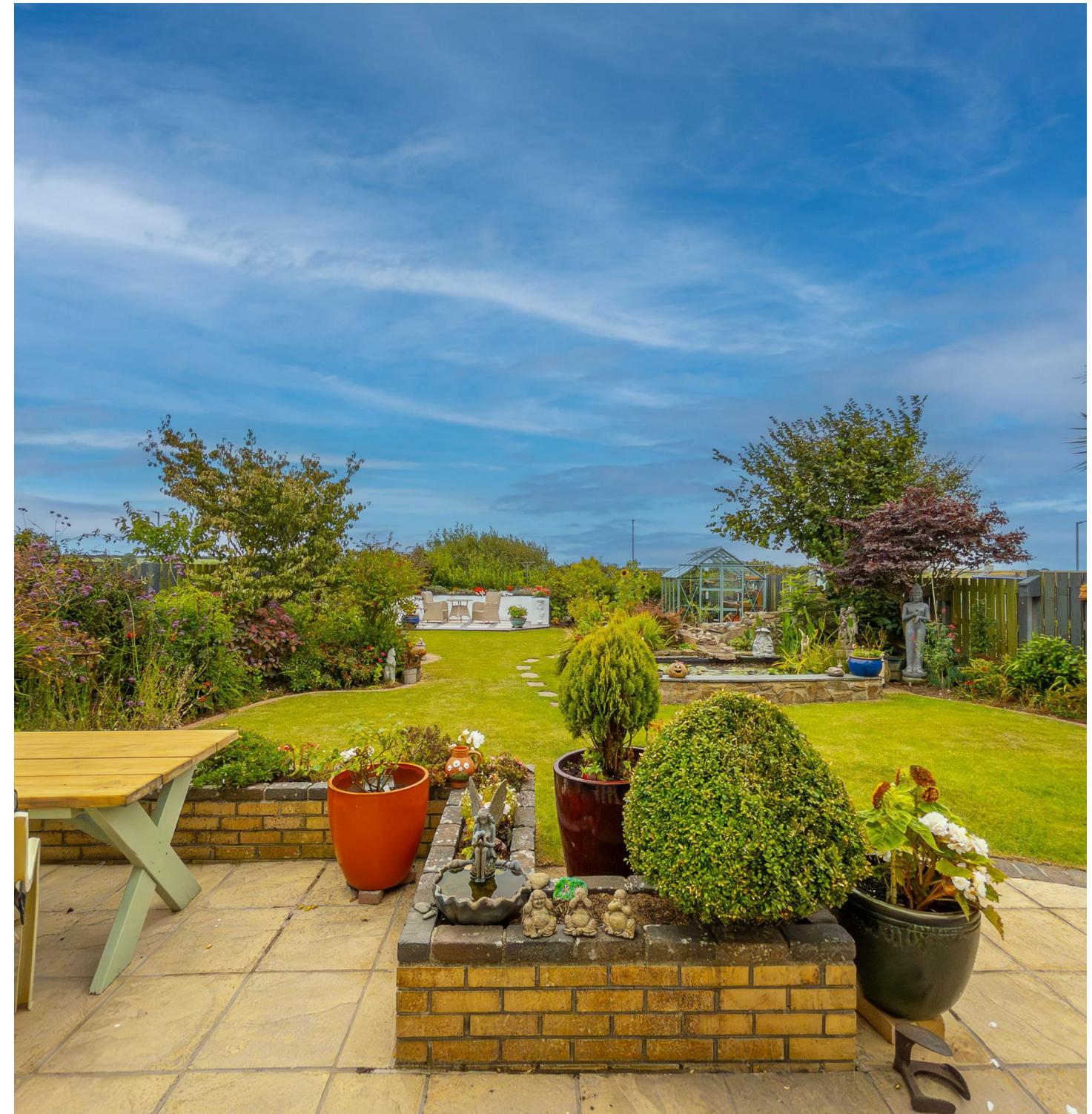


## GARDENS

The main gardens lie to the rear of the property and are a huge highlight. They are exceptionally generous for this type of property and offer an excellent degree of privacy. Directly accessed from the property is a lovely patio terraced area, perfect for al fresco dining. This flows into the main garden which is level and mainly laid to lawn with established beds and borders stocked with a fantastic range of mature plants and flowers providing a wonderful array of colour. There is a pond stocked with lilies and fish, with an attractive water feature. The garden has been carefully planned by the present vendors to enjoy a choice of seating areas to ensure that you can enjoy sun and shade all day long, whether enjoying a morning coffee or an al fresco supper. A particular feature is the beautiful patio at the bottom of the garden, perfectly placed to enjoy the last drops of the evening sun and where the current owners often enjoy a glass of wine as the sun goes down. This is surrounded by beautiful planting and is a lovely space to sit and relax in nature. Alongside this is an orchard area and the produce garden. There are apple, pear and cherry trees, gooseberries and redcurrants and blueberries. The produce garden features raised beds as well as a Rhino greenhouse and a useful shed.

## SERVICES

Mains water, drainage, electricity, mains gas fired central heating.









## DIRECTIONS

From Helston town centre proceed up Wendron Street and along Godolphin Road. At the Turnpike roundabout turn right and follow this road passing Tesco on the left hand side and go straight on at the traffic lights. At the next roundabout turn left and at the next roundabout turn left again. Proceed along this road and take the first right hand turning into Hellis Wartha. Follow the road down until you reach a T-junction - the property will be seen opposite slightly to the right.

## VIEWING

To view this property, or any other we are offering for sale, please call the number on the reverse of these details.

## 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/>

## COUNCIL TAX

Council Tax Band D

## ANTI-MONEY LAUNDERING

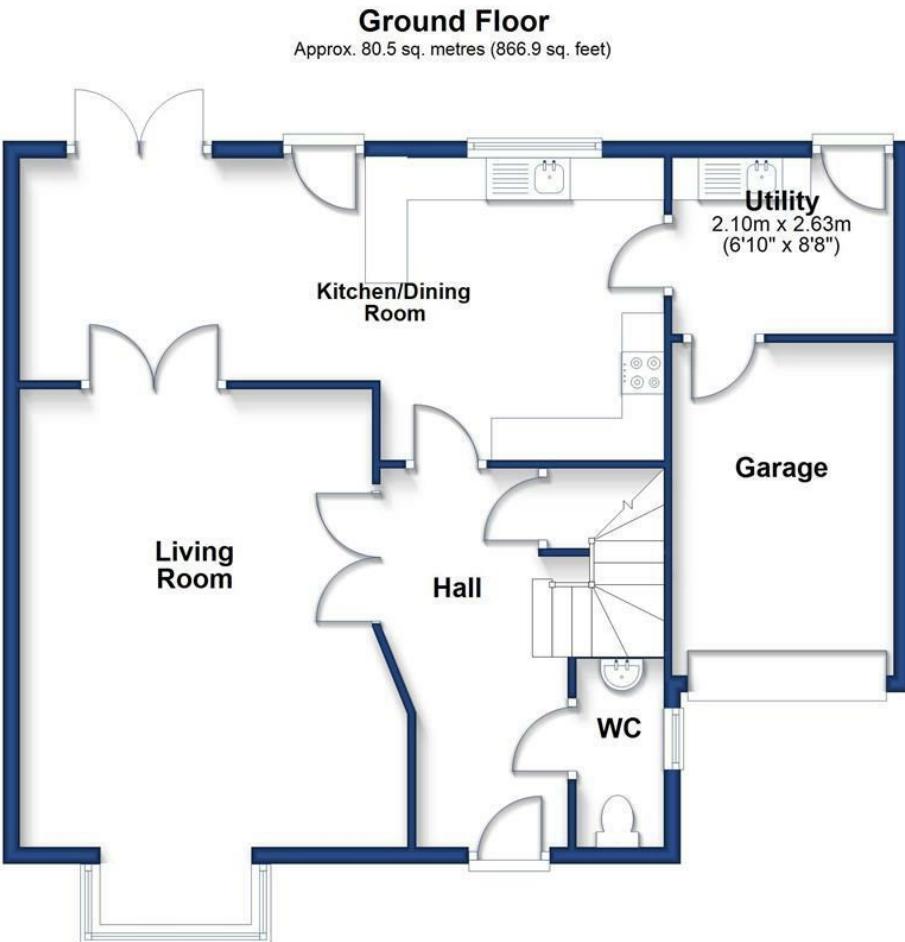
We are required by law to ask all purchasers for verified ID prior to instructing a sale

## 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.

15th August 2025



Total area: approx. 143.4 sq. metres (1543.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	82
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 purchaser or lessee should 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, 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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