

**FOR SALE**



**St Martin, Helston**  
**Guide Price £450,000**

  
**MARTIN&CO**



# St Martin, Helston

Guide Price £450,000

- QUIET VILLAGE LOCATION
- POTTERY STUDIO / WORKSHOP
- BEAUTIFULLY PRESENTED
- OFF-STREET PARKING
- WELL STOCKED GARDEN

This immaculately presented, detached, dormer-bungalow has three spacious double bedrooms, two bathrooms and a very well-stocked garden, as well as off-street parking and an attached pottery studio.

Situated in the heart of the village of St Martin, on the Lizard Peninsula, is this very well maintained and immaculately presented dormer-bungalow.

Set back from the road behind a pretty Cornish hedge, a little path leads you down the garden to the front porch. A welcoming hallway leads to a spacious and bright double reception room which has a large picture window through which to enjoy the panorama of the garden, and a recently installed log burner to ensure cosy winter evenings.





The kitchen is situated to the rear of the property and is fitted with a range of wall and base units, including an integrated dishwasher, oven and electric hob with extractor. There is space for a free-standing fridge-freezer and a breakfast table.

A door to the rear of the kitchen leads to the back entrance along with a utility room with WC and space for a washing machine and dryer. There is also a pottery studio which has been converted from the original garage. Patio doors have recently replaced the garage door to allow much more natural light into the space. This would make a great workshop, artist's studio or even a home gym!

The principal bedroom is on the ground floor and is very spacious, with lots of room for free standing storage, The second bedroom is also a double, but is currently used as a study. On the first floor in the converted loft, is the third double bedroom which also has an ensuite shower room. The main bathroom is on the ground floor and has both a bath and a corner shower cubicle. There is also a vanity unit with sink and storage.

The rear of the property can be accessed via Pork Street and has driveway parking for at least 2 cars, a patio with clothes drying area, a garden shed, a log store and oil storage tanks for the heating.

To the front of the property is a beautiful and well stocked cottage garden, bounded by a splendid example of a Cornish hedge. Established shrubs and colourful, fragrant borders surround the lawn, and nestled against a backdrop of camelias is a sunny patio where you can relax and enjoy nature.





## ADDITIONAL INFORMATION :

Recently installed oil boiler for heating and hot water

Septic tank

Mains water and electric

Recently installed wood burning stove

Recently installed patio doors to studio

Recently installed doors to front porch

UPVC double glazing throughout

Driveway parking

Pottery studio

EPC : E (However a new oil boiler has been installed since the EPC was last issued)

Council Tax Band : D



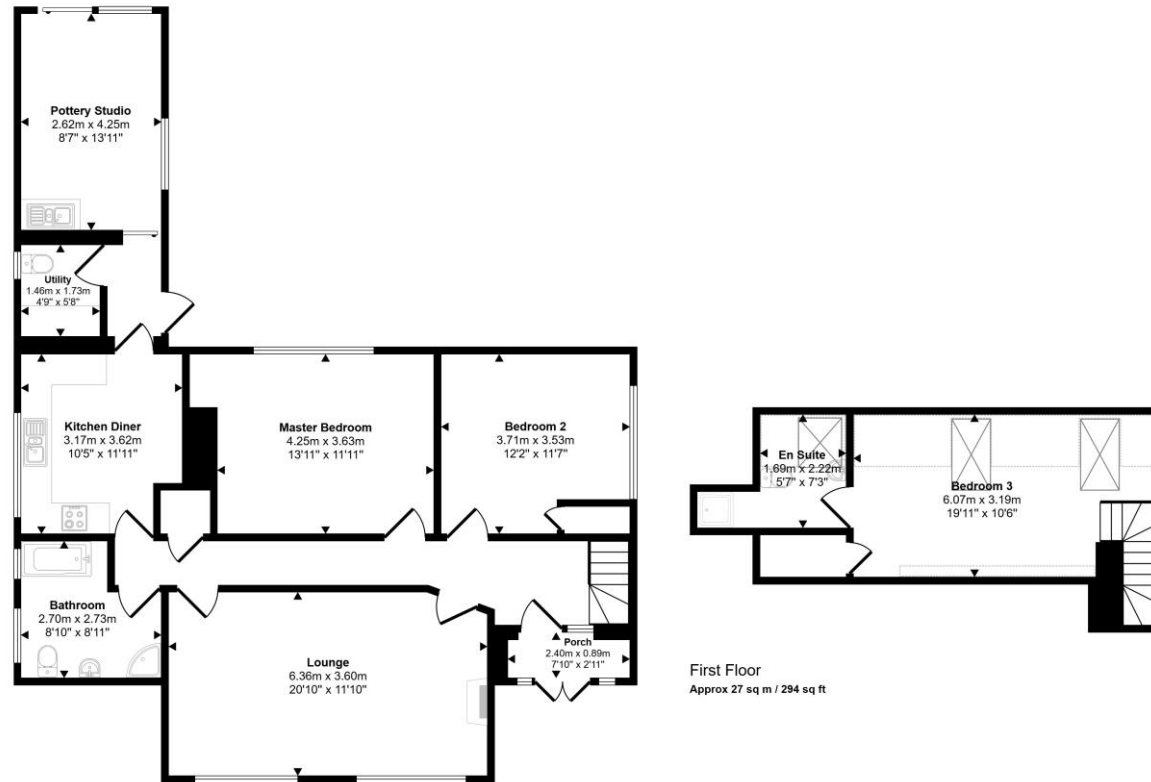
## LOCATION :

St Martin is a small village on the Lizard Peninsula, around 5 miles from the town of Heston and under 2 miles from the beautiful Helford River. The location is ideal for exploring picturesque coastal villages such as Helford, Coverack and Mullion and especially for walking along the South West Coast Path.

The most southerly point of mainland Britain, the Lizard Peninsula is a place like no other. The sea seems a touch bluer, the light a little brighter and the land a little flatter! The geology is unlike anywhere else in Cornwall, with rocks that formed 350 million years ago responsible for the unique landscape, a plateau surrounded by robust sea cliffs, here and there providing a safe haven for a small harbour or fishing village. The Lizard Peninsula provides unique opportunities for adventure with a myriad of outdoor activities on your doorstep. Whether you are into bird watching, hiking, sea kayaking or surfing, there truly is something for everyone.



Approx Gross Internal Area  
133 sq m / 1435 sq ft



Ground Floor  
Approx 106 sq m / 1140 sq ft

First Floor  
Approx 27 sq m / 294 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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