

**FOR SALE**



**Church Street, Helston**  
**Offers In The Region Of £175,000**

  
**MARTIN&CO**



## Church Street, Helston

Offers In The Region Of £185,000

- CENTRAL HELSTON
- REAR COURTYARD GARDEN
- MODERN FITTED KITCHEN
- LAMINATE FLOORING IN LOUNGE
- LARGE MAIN BEDROOM

Ideal for first time buyers, a quaint cottage in the heart of Helston which has undergone some updating, including a modern fitted kitchen and laminate flooring in the lounge. Other benefits of the property include a large main bedroom and a small courtyard garden to the rear.

Entering the property from Church Street, you come into a recently updated lounge, with a hallway to the kitchen and back door to the garden.

The kitchen is modern, with a gas boiler for central heating and hot water and an integrated hob and over.

Stairs lead from the kitchen to the first floor and there is a spacious principal bedroom, a second, single bedroom and bathroom.



The enclosed courtyard at the rear provides a lovely spot to enjoy your morning coffee! Please note there is currently some scaffolding for the property next door in the courtyard.

Nestled amongst the historic streets of Helston's old town, and just under 500 ft from Coinagehall Street, the central location of this property is perfect for those who prefer not to need to drive to pop to the shops!

Freehold

Circa 678.13 sq feet

Courtyard garden

Gas central heating and hot water

Part double glazed

EPC D

Council Tax Band A

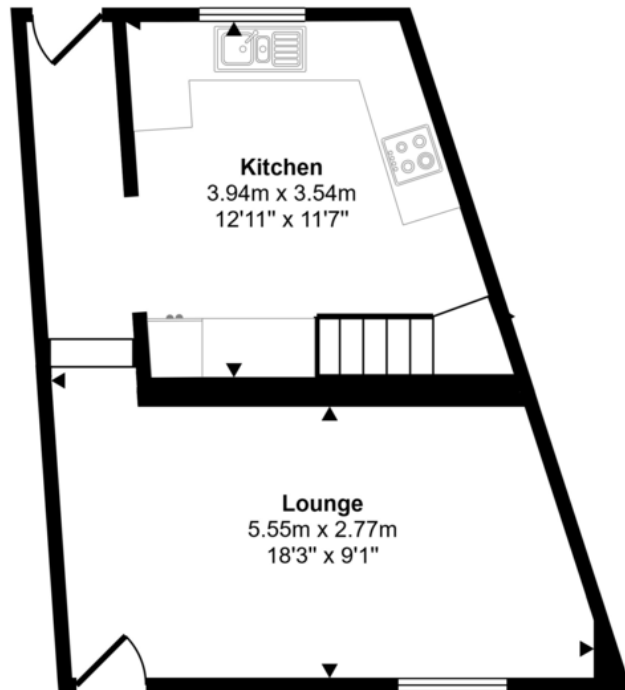
#### **LOCATION:**

The most southerly town in Great Britain, Helston is a bustling traditional Cornish town on the Lizard Peninsula. Known globally for its annual Furry Dance (known locally as the Flora Dance), the town is full of quaint streets and stone cottages, with an array of boutiques, shops and cafes on the high street which dates back to medieval times

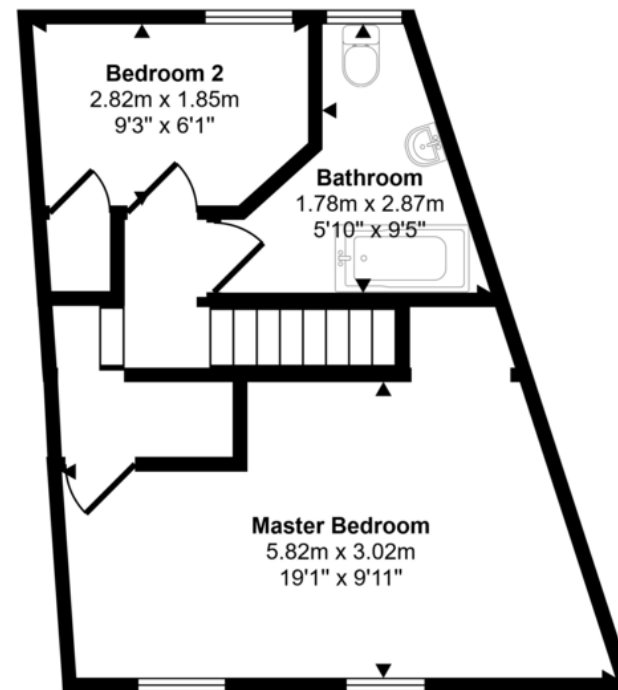
Centuries ago, Helston was a thriving port, but in the medieval period, the mouth of the Cober River began to silt up, creating the shingle bank called Loe Bar, which effectively closed off Helston and made the largest freshwater lake in Cornwall. The banks of the lake now have a variety of attractive walking paths, making this a popular spot for day trips.



Approx Gross Internal Area  
63 sq m / 678 sq ft



Ground Floor  
Approx 31 sq m / 334 sq ft



First Floor  
Approx 32 sq m / 343 sq ft

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