



Helstone House Camelford, PL32 9RL

Stunning 4-5 bedroom house with 3 en-suite shower rooms located in the highly sought after village of Helstone near St Teath in Cornwall. This highly adaptable house would suit families, couples, those looking to run a bed and breakfast business as the present owners have done. In fact anyone looking to move to a well fitted house in a beautiful countryside location.



Highly adaptable accommodation

Parking for two to four cars

large rear garden with open countryside views

beautiful modern kitchen with granite worktops

highly sought after countryside location

3-5 bedrooms, 3 with en-suite shower rooms

£520,000

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Description

A rare opportunity to acquire a large traditional Cornish home in the much sought after location of Helstone, between Camelford and St Teath. Currently set out as a three bedroom (all with en-suite) house with two large lounges, modern kitchen and utility, downstairs WC, large garden, and parking for up to four cars. Views to the rear are of open countryside.

Lounge 1 20' 0" x 12' 7" (6.09m x 3.83m)

From the parking area, a path leads around the front of the house to a part glazed front door which leads directly into the first lounge. This is a large, bright and airy room with a window to the front aspect. There are two central heating radiators and a recessed fireplace housing an electric fire.. The vendors tell me there is a large inglenook fireplace behind the plasterwork which could be accessed by the future owners. The lounge has beamed ceilings which are measured at approx 6'6" inches head height. A further door leads through to:

Lounge 2 / Bedroom 15' 3" x 12' 8" (4.65m x 3.87m)

One of the major features of this house is the fact that it has two large separate lounges.. The second lounge also has a window to the front aspect. The fireplace is also recessed but with a modern wood fire surround with marble hearth. This room, however, could be utilised in several different ways including usage as a large downstairs bedroom or dining room.

Kitchen/Breakfast Room 10' 10" x 12' 1" (3.31m x 3.69m)

This is a beautifully designed space utilising modern designed units and appliances whilst retaining a traditional feel. Starting with the white wall units and the contrasting pastel blue base units topped with granite worktops with an inset ceramic Belfast style sink with mixer tap. Included is a large 5 burner range cooker with canopy extractor over. Also included is a built-in eye level Neff tilt and slide oven and grill, built-in dishwasher and fridge. The floor is laid with high quality Karndean Ash effect flooring. There is a window to the side aspect with a further window through to the conservatory.

Utility room/Downstairs WC

Across the hallway from the kitchen is the utility/Downstairs WC.. Through the first door is the utility area with light coloured wall and base units with Beechwood effect worktops. There is room for a fridge freezer. There is a

small window to the rear aspect. To the rear is a further door leading through to the downstairs WC comprising a low level WC, pedestal wash hand basin. Plumbing has also been supplied for a washing machine and tumble dryer. Window to the side aspect.

Conservatory 14' 2" x 8' 3" (4.31m x 2.52m)

Quarter wall construction with poly-carbonate roof. Electricity and central heating is supplied. High quality Karndean Ash effect flooring. Recessed window to the kitchen.

Master bedroom and En-suite 12' 0" x 8' 10" (3.65m x 2.70m)

Well appointed room with a window to the front aspect and central heating radiator. The en-suite comprises a shower cubicle with glass screen and mains shower fitted, low level WC, sink on vanity unit with storage, heated towel rail, and extractor fan to the ceiling. A further door leads through to the Dressing room/ bedroom.

Dressing room/ Bedroom 4 8' 9" x 9' 8" (2.66m x 2.95m)

Window to the front aspect and central heating radiator. As well as a door to the master bedroom, this room has its own door to the hallway making it ideal as either a dressing room, forth bedroom, or perhaps a nursery room.

Bedroom 2 and En-suite 8' 5" x 11' 5" (2.57m x 3.49m)

Windows to both the rear and side aspects. Central heating radiator. Loft hatch. Door to en-suite comprising a shower cubicle with glass screen, low level WC, wall mounted sink. Extractor to ceiling.

Bedroom 3 and En-suite 12' 2" x 10' 4" (3.72m x 3.15m)

Dual aspect room with windows to the front and side aspects. Central heating radiator. Door to en-suite comprising a corner shower with glass screen, Pedestal wash hand basin, low level WC, heated towel rail, and extractor to the ceiling.

Agents Notes

This is a surprisingly versatile traditional building. Whether buying to accommodate a large family, starting your own bed & breakfast business, or simply wishing to move to quieter, simpler way of life in a highly sought after area, this property should definitely be on your radar. Interest is expected to be high for this property so call us to make an appointment sooner rather than later.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

