

Pine Close

Clodgey Lane, Helston, Cornwall, TR13 8QG

Guide Price £380,000

Bradleys ESTATE AGENTS

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Description

This well-proportioned four-bedroom detached family home is situated in a quiet residential area of Helston, within easy reach of local schools and everyday amenities. The property offers generous living space throughout, off-road parking to the front, and a private south-westerly facing rear garden.

To the front of the property, a generous driveway provides parking for multiple vehicles. The ground floor comprises a welcoming hallway with a convenient cloakroom/WC and a bedroom, a spacious lounge with double doors opening into a separate sitting room, and a kitchen positioned at the rear with an adjoining breakfast room. A practical utility room completes the downstairs accommodation.

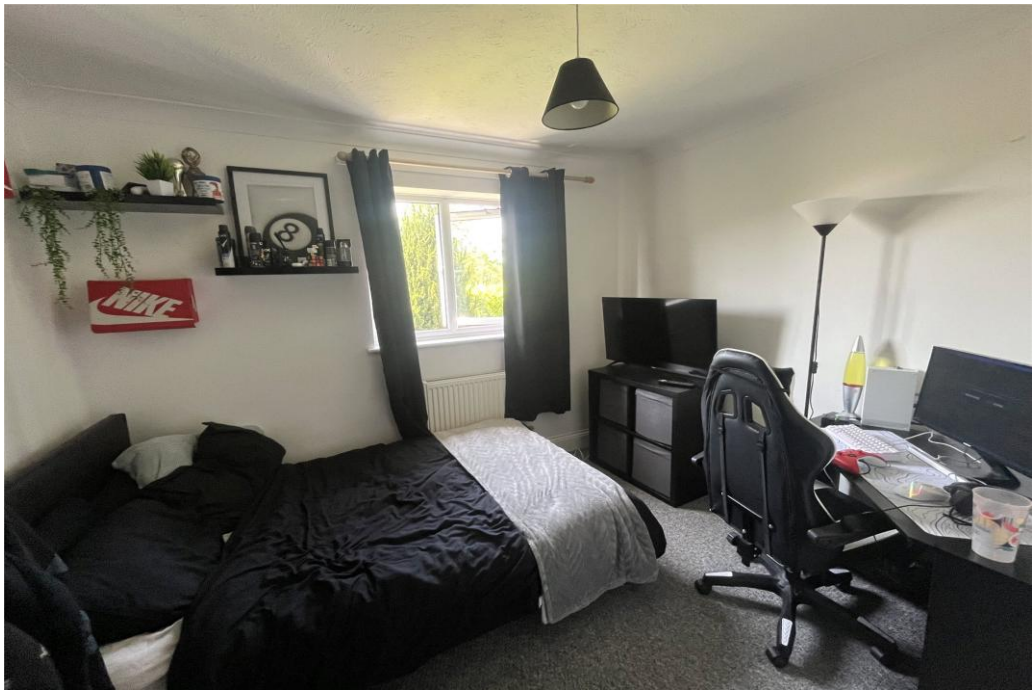
Upstairs, the master bedroom benefits from an en-suite shower room, accompanied by a further double bedroom, a single bedroom, and a family bathroom.

Outside, the property enjoys a large enclosed south-westerly facing garden, mainly laid to lawn with a patio seating area. A timber outbuilding is located within the garden, currently being used as a home gym.

Location

Pine Close is an exclusive residential cul-de-sac ideally positioned for easy access to Helston town centre and its wide range of amenities. The area is well served by primary schools, with secondary education available in both Helston and Mullion. Residents benefit from a leisure centre with swimming pool and gym, a boating lake, and the scenic National Trust Penrose Woods nearby. The property is also just a short drive from the breathtaking Lizard Peninsula, while the vibrant harbour town of Porthleven is less than 10 minutes away.





Directions

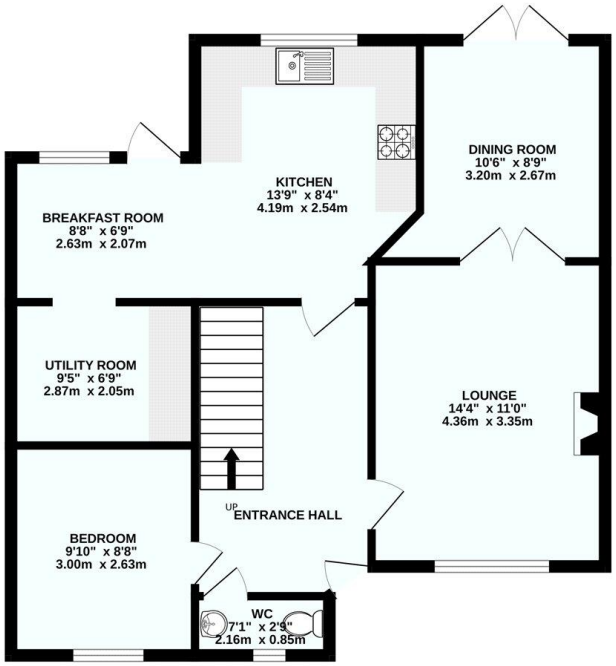
What3words: ///lyrics.openly.deflate

Material Information

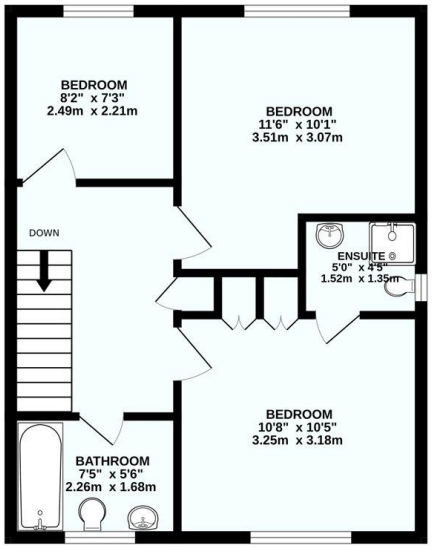
- EPC Rating: To be confirmed
- Tenure: Freehold
- Council Tax: Band D
- Local Authority: Cornwall Council
- Services: Mains Gas, Electric, Water and Drainage
- Heating: Gas Central Heating
- Parking: Driveway



GROUND FLOOR
701 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 sq.m.) approx.

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Property Fact Sheet Ref:
CSD254038.2 (23.06.2026) SS

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