

# Meneage Road

## Helston, Cornwall, TR13 8BH

Guide Price £460,000

Bradleys ESTATE AGENTS

BEST ESTATE AGENT GUIDE AWARDS 2025 BEST SALES LARGE AWARDED FOR MARKETING | SERVICE | RESULTS







**Description**

This charming character cottage boasts a hidden gem: a substantial detached 49ft barn, ideal for use as a large garage, workshop, or conversion into additional living dwelling subject to the necessary planning consent. In addition, the property benefits from a one-bedroom ground-floor annexe, making it perfect for a dependent relative, guest accommodation.

This attractive stone fronted four bedroom detached home offers spacious and flexible accommodation. A real hidden gem is the impressive 49ft barn/workshop, providing exceptional storage and exciting potential as a studio, home office, gym, or creative workspace. Inside, the generous lounge/diner provides a welcoming space for relaxing or entertaining, while the kitchen diner creates a bright and inviting setting to enjoy time with friends and family, complete with the cosy charm of a gas Rayburn Ranger. A separate utility room adds practicality and leads through to a ground floor bedroom with an en suite shower room, perfect for a dependent relative, guests, or as an income opportunity. Upstairs, there are three bedrooms and a family bathroom, providing comfortable accommodation for the whole family. Outside, the low maintenance garden has been finished with resin and a decked area, creating an attractive and easy to care for space.

**Location**

Set just a short level stroll from Helston town centre the property is very well located for all local amenities. The delightful boating lake and Penrose estate are both within walking distance, with the popular harbour village of Porthleven just a short drive. Helston is an historic market town known as the gateway to The Lizard Peninsula, as well as being well located for the larger towns of Penzance, Hayle, Camborne, Falmouth and city of Truro.





**Directions**

What3words: ///market.decades.outlawning



**Material Information**

- EPC Rating: E
- Tenure: Freehold
- Council Tax: Band D
- Local Authority: Cornwall Council
- Services: Mains Gas, Electric, Water and Drainage
- Heating: Gas Central Heating Through Rayburn
- Private driveway Parking For Numerous Vehicles.




**Property Fact Sheet Ref:**
HEL260081.2 (21/07/2026-KR)

**Bradleys Estate Agents**
1 Meneage Street, Helston, Cornwall, TR13 8AA
Tel. **01326 564321**
Email. **helston@beagroup.co.uk**

**IMPORTANT PLEASE READ:** These sales details are a guide only and all plans and measurements are approximate. We recommend a thorough viewing of the property before making an offer. If there is any feature about a property that is important to you, please make an enquiry with our local branch before committing to a buying decision. These sales details do not constitute a contract of sale. Bradleys E. A are obliged by law to carry out AML due diligence with any buyer prior to instructing a sale and there will be a charge to the buyer(s) for this. No apparatus, fixtures/fittings or services have been tested, and these details do not constitute a survey or otherwise.