



**Hillcrest**  
**Helston, Cornwall, TR13 8UN**  
Guide Price £449,950





## Description

This five-bedroom detached home offers a range of modern features, including solar panels, an air source heat pump and EV charging point. It also benefits from a garage, private gated driveway and wrap-around gardens. A viewing is highly recommended to fully appreciate this lovely, spacious family home.

Just a short walk from the town centre and close to well-regarded schools, this spacious home sits on a generous plot with a good degree of privacy and lovely views across the town and surrounding countryside.

The accommodation is arranged over three floors, with a flexible layout that works well for modern family life. The kitchen/dining room is the main hub of the home, while the separate lounge offers a cosy space to relax. Energy-efficient improvements also help keep the house warm and economical to run.

The bedrooms offer plenty of flexibility, with options for home working, extra reception space or guests. The main bedroom is privately positioned on the top floor with its own en-suite bathroom.

The lower ground floor, with its own entrance, is a particularly useful space that could be used as a guest room, office, studio or teenage retreat.

A versatile and well-located home offering plenty of space, privacy and flexibility.

## Location

Bonair is situated on Hilcrest in Helston, Cornwall, within a residential area close to the centre of Helston. The property benefits from convenient access to local shops, schools, amenities and transport links, while the surrounding area provides easy access to the wider Cornish countryside and coastline.





### Directions

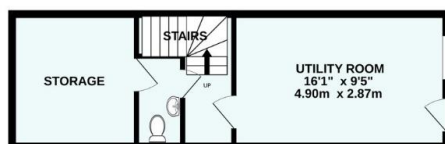
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### Material Information

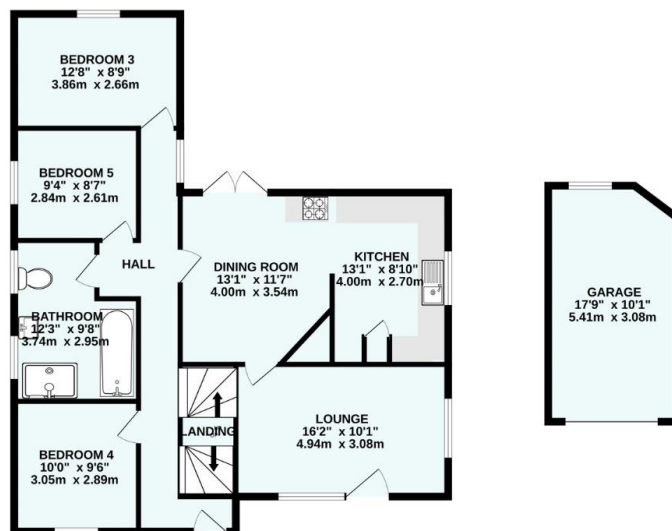
- EPC Rating: B
- Tenure: Freehold
- Council Tax: E
- Local Authority: Cornwall Council
- Services: Mains Electric, Water, Drainage
- Heating: Air Source Heat Pump
- Private Solar Panels and Tesla Battery. Ev Car Charging Point
- Private gated driveway and Garage



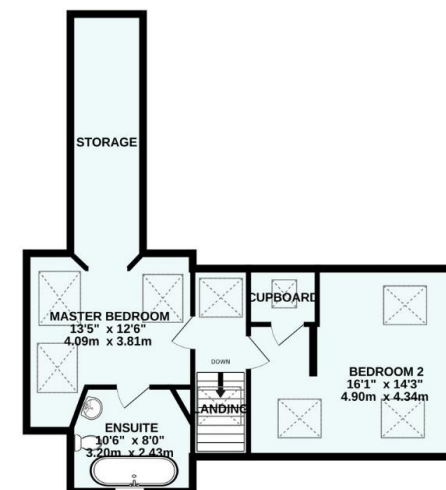
BASEMENT  
335 sq.ft. (31.1 sq.m.) approx.



GROUND FLOOR  
1166 sq.ft. (108.3 sq.m.) approx.



1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 2108 sq.ft. (195.9 sq.m.) approx.  
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**Property Fact Sheet Ref:**

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