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**Newtown in St. Martin,  
Helston**

**£230,000  
Freehold**







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## **Property Introduction**

Offered for sale is this one bedroom end of terrace bungalow which is enhanced by good size gardens, located in the much sought after village of St Martin.

Inside, the property provides an inner hallway with built-in storage, a generous size open plan living space with lounge opening to a fitted kitchen, there is one double bedroom and a shower room.

Outside the garden areas are predominately to the front and side of the property.

Further refinements include double glazing, electric heaters installed in 2021 and parking available in the resident's communal car park shared with just two other properties.

## **Location**

Set within an Area of Outstanding Natural Beauty, Newtown in St. Martin is home to The Prince of Wales Public House with a welcoming log fire to keep you warm whilst eating and a lovely garden for the summer. The Helford River is nearby with an abundance of quiet beaches and villages to explore and the popular Public House, the Shipwrights Arms is just three miles away. From here you can walk on the South West coast path which goes all the way to the most southerly point at the Lizard which offers some of the most dramatic cliff top scenery in the country. You can also take a water taxi across the river to explore Glendurgan and Trebah gardens.

The beaches at Porthallow and Coverack are both easily reachable by car. The market town of Helston is approximately five miles away with other nearby attractions including The National Seal Sanctuary at Gweek, Bonython Gardens near Cury, Roskilly's near Coverack, and The Chocolate Factory and Craft Centre at Mullion.

## **ACCOMMODATION COMPRISES**

Obscured double glazed front door opening to:-

### **INNER HALLWAY**

Built-in storage cupboard, electric heater, ceiling light, loft access and doors opening off to:-

**OPEN PLAN LIVING SPACE 17' 9" x 11' 2" (5.41m x 3.40m)  
maximum measurements**

A dual aspect room with double glazed windows to the front and side focusing on a feature wood burner. Fitted carpet, two ceiling lights and electric heater. Archway leading into:-

**KITCHEN 11' 3" x 10' 0" (3.43m x 3.05m)**

Fitted with a range of wall and base units to include drawers with solid work surfaces over incorporating a stainless steel sink and drainer unit. Integrated dishwasher, electric induction hob, stainless steel hood above, integrated oven with integrated microwave and space for fridge/freezer. Laminated flooring, ceiling light. Double glazed window to the rear aspect and a singled glazed door opening into:-

**REAR UTILITY PORCH 8' 1" x 2' 8" (2.46m x 0.81m)**

Space for washing machine and tumble dryer. Wall light and an obscured double-glazed door opening to the side of the property. From lounge area door to inner hallway with doors off to:-

**BEDROOM 13' 4" x 10' 0" (4.06m x 3.05m)**

An excellent size double bedroom with a double glazed window to the rear aspect. Ceiling light, carpeted flooring and electric heater.

**SHOWER ROOM**

A beautifully presented shower room fitted with a WC, wall mounted hand basin and low entry step in shower cubicle with clear glazed screen. Ceiling lights and obscured double glazed window to front.

**PARKING**

There is a small car park for this home and two neighbours. This is on a 'first come, first served' basis and allows for three/four cars to park.

**GARDENS**

To the front of the property is a well maintained and attractive lawn bordered by mature shrubs. To the side of the property is a further lawned garden and at the rear the garden is enclosed with a footpath leading a pedestrian gate providing access to the communal parking area.

**AGENT'S NOTE**

There is annual service charge for communal services provided by Coastline of £915.91(for 2024/2025) payable to Coastline Housing. The Council Tax band for the property is band 'A'. Please note, the property cannot be used as a holiday let as it needs to be used as a main dwelling house (due to covenant).

**DIRECTIONS**

Take the A308 from Helston towards The Lizard - pass Culdrose air base and at the roundabout take the first exit. At the next roundabout take the second exit. Stay on this road passing through Mawgan and into St Martin. Just after the school on the right hand side turn left into Fords Hill follow through Fords Hill and the property is located on the left hand side indicated by our MAP Estate Agents For sale board. Using What3words:-choppers.employ.interrupt

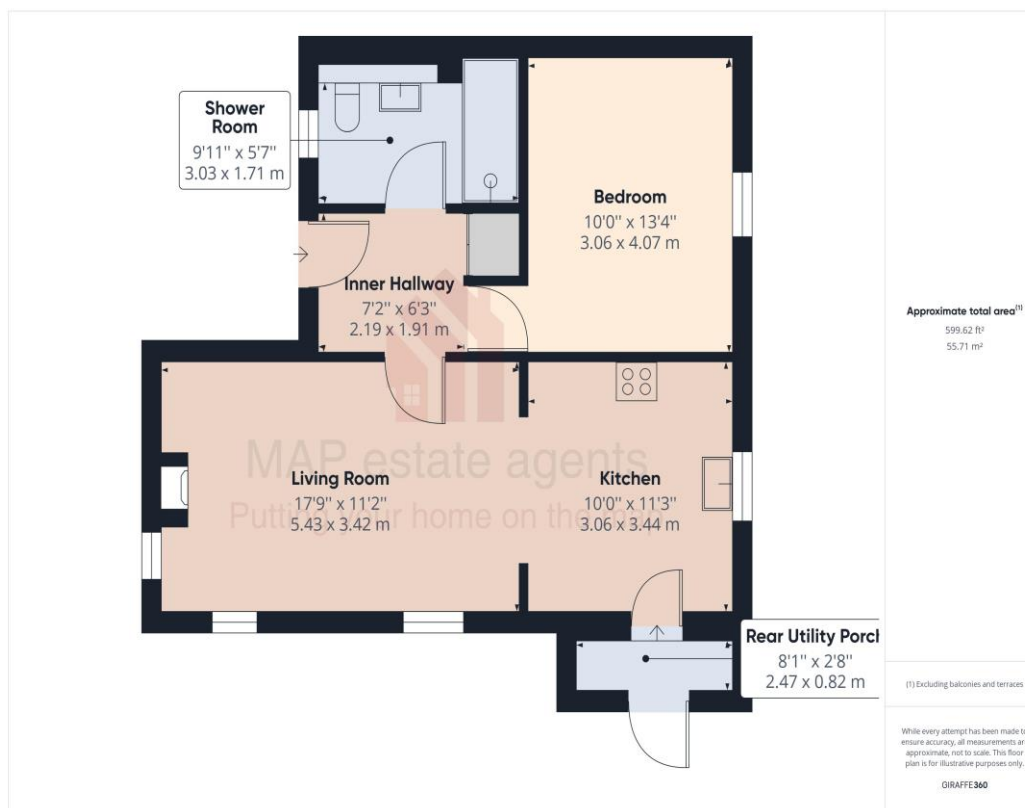


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- End of terrace bungalow
- One bedroom
- Open plan 17' living space
- Remodelled bathroom
- Electric heaters (Installed 2021)
- Attractive rural views
- Enhanced by good size gardens
- Much sought after village location
- Double glazing
- Parking available in resident's communal car park



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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