

POINTSIDE
HELFORD, CORNWALL

JONATHAN

CUNLIFFE

Pointside, Helford Village, Helston TR12 6JY

An elegant, semi-detached house tucked away on an exclusive peninsula in Helford Village.
Lying above the water's edge, the property holds unrivalled views out the mouth
of the estuary.



- Exceptional traditional architecture waterfront property
- 3 double bedrooms (1 with ensuite) • Large kitchen/dining room, study and utility
- 2 reception rooms • Far reaching river views • Just yards from the shoreline
- Many period features and useful cellar space • Parking for 1 car
- 1329 sqft









SETTING THE SCENE

The Helford River is one of the most beautiful and unspoilt rivers in Cornwall, with its deep sheltered valleys, ancient oak forests and hidden creeks that cut inland along this sheltered part of the South Cornwall coast. The safety and seclusion of the Helford River has much to do with its situation within an Area of Outstanding Natural Beauty. The Helford was renowned as a haven for pirates and has inspired many writers, notably Daphne du Maurier and her novel, Frenchman's Creek.

Today, the Helford River continues to offer wonderful boating and a second natural harbour from which to explore the coast, much of which is owned and protected by the National Trust. As well as having fine coastal walks and creek paths, the area also has a climate suitable for many subtropical plants as the nearby gardens of Glendurgan and Trebah Gardens show.

The sailing facilities here are second to none; the Helford River, Falmouth Bay and Fal Estuary offer some of the finest day sailing waters in the UK with excellent yachting facilities including the nearby Helford River Sailing Club and many deep-water moorings in the river.

As well as the busy sailing club, the idyllic village of Helford provides a local shop as well as the thatched Shipwrights Arms with its wonderful waterside terraces. During the summer months there is a small passenger ferry to the north side of the river. There is an ancient Norman church and primary school in the nearby village of Manaccan. The charming market town of Helston lies about 10 miles away, providing a local hospital, schooling, supermarkets, a sports centre and a full range of shopping facilities. RNAS Culdrose offers facilities for private aircraft.

HISTORY

This semi-detached house is situated on a small peninsula overlooking the mouth of the river and is one of the only two houses with a strong classical influence in Helford Village, with the others being mostly stone and cob, thatched or formerly thatched.

THE TOUR

A grand porch leads to the main reception room, a light and beautifully proportioned space with dual-aspect sash windows, built-in window seats, wood-panelled floors, a wood-burning stove and hatch to cellar. Beyond, there is a large kitchen/diner leading to a versatile study area, a utility room and a conservatory

which opens out onto the rear garden. The living spaces are cleverly configured to create a bright yet intimate atmosphere, with high ceilings and sash windows providing an abundance of natural light and individually framing river views.

Upstairs, the primary bedroom lies at the front of the house. A softly lit space, with dual-aspect sash windows dressed in bespoke shuttering offering far-reaching views across the estuary. Bespoke built-in cabinetry provides ample storage and cleverly conceals the entrance to a charming en-suite with a large walk-in shower.

Two further light-filled, generously proportioned bedrooms are organised toward the back of the house and a family bathroom, equipped with a bath and overhead shower, sits between the two.

A calm New England theme flows with continuity throughout the interior, and a balance of traditional features, materiality and the use of a neutral colour palette creates a feeling of tranquillity throughout.

STEP OUTSIDE

The house is nestled in peaceful, idyllic surroundings with just a handful of other properties on an exclusive private peninsula jutting out from the village into the river, and effectively separating Helford Village Creek from the National Trust-owned Penarvon Cove.

At the bottom of the front garden is the coastal footpath and below this are steps down to a shingle beach. To the back of the property, there is a courtyard with steps leading up to an elevated sun-soaked terrace, with ample space for alfresco dining whilst admiring the river views.

SERVICES

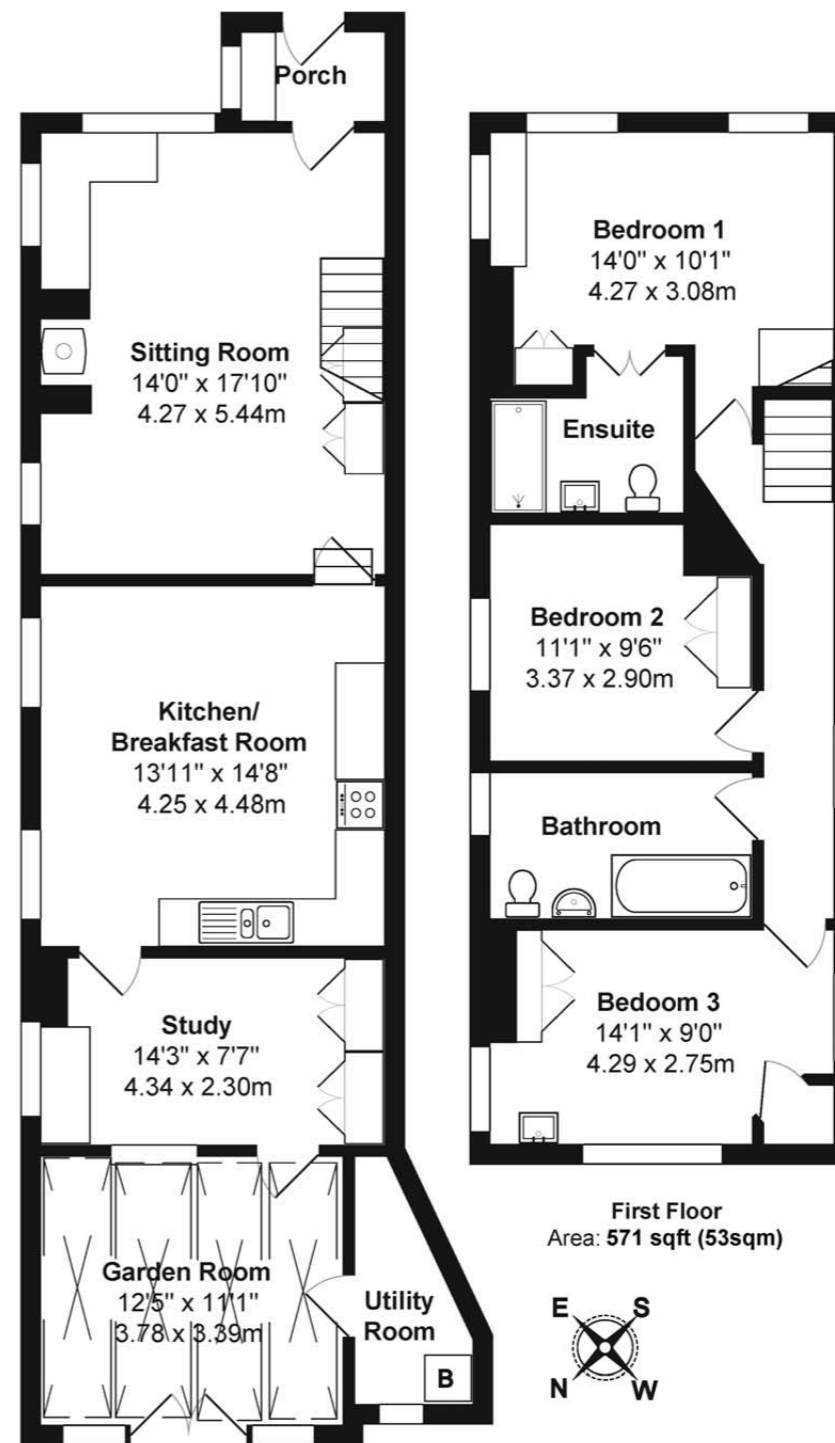
Mains water and electricity and drainage. Oil fired central heating.

DISTANCES (All distances approximate)

Helston 11 miles, Falmouth 18 miles, Truro 24 miles.

WHAT3WORDS LOCATION

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Ground Floor
Area: 759 sqft (70.5sqm)

First Floor
Area: 571 sqft (53sqm)

POINTSIDE HELFORD HELSTON TR12 6JY TOTAL APPROX. FLOOR AREA 1329 sqft (123.5 sqm)

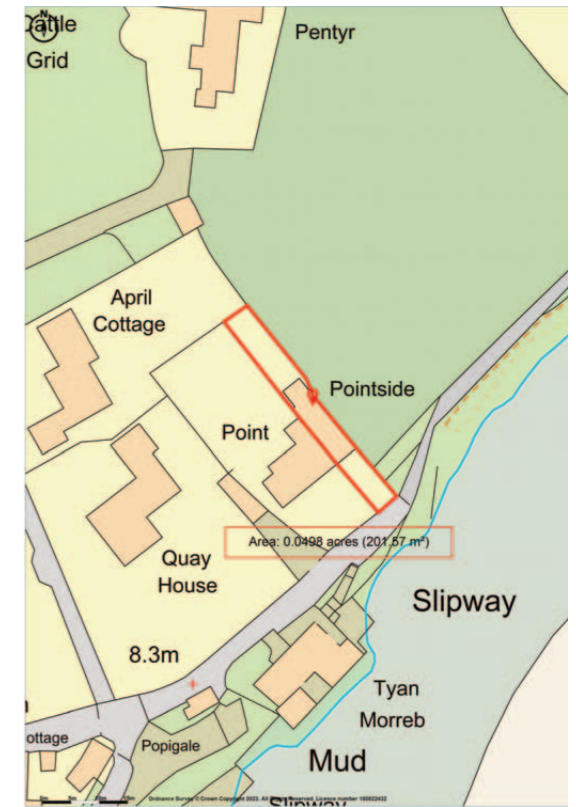
All measurements are approximate and for display purposes only

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PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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