



Description

A unique opportunity to acquire a substantial four storey Grade II Listed property, retaining a wealth of character features situated in the heart of Helston town centre, with additional two storey stone barn to the rear with an integral double garage, enclosed courtyard to the rear and car parking. The property has been partly renovated with some finishing works required and the benefit of a Grant of Conditional Planning Permission, under application number PA17/05435, on the 27th September 2017 for 'Proposed conversion of part of former wine bar and dwelling into 6 dwellings'. Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.



Situated

Coinagehall Street forms the main thoroughfare and shopping centre of Helston, with a wide range of shopping and leisure facilities, supermarkets and retail parks, along with educational facilities catering for all age groups. The harbour and beach at Porthleven are within a 10 minute drive, with the Cathedral city of Truro, Falmouth, Penzance and Hayle being readily commutable from Helston.



Existing Accommodation
Lower Ground Floor

Having external and internal access points: Hallway, commercial kitchen, room one, room two.

Ground Floor

Main entrance hall, room two, room three, rear hallway with side access, bedroom, bathroom and two cloakrooms.

First Floor

Landing, bedroom one with part finished en-suite and dressing room, bedroom two, former bathroom.

Second Floor

Landing, three further bedrooms and a shower room.

Outside

Enclosed courtyard garden area, attached two storey barn recently re-roofed and having an integral

double garage, additional car parking.

Proposed Accommodation As Granted

Two × Commercial units and wc, three × two bedroom flats and three × one bedroom flats with works having been commenced.

Viewings

Strictly by prior appointment with Miller Countrywide Helston 01326 563411. General

enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

Exempt as Grade II Listed.