



11 Lowarth Sevi  
Ashton, Cornwall TR13 9FL  
Price guide £500,000

CHRISTOPHERS  
ESTATE AGENTS

Lowarth Sevi is a well regarded residential area located just moments from the village of Ashton and the delights of Rinsey Cove and Cliffs, a short distance away. Nestled in a small cul-de-sac at the end of a no through road the residence occupies a relatively level plot with parking for a number of vehicles.

Boasting attractive quoins and lintels, this handsome property is very generously proportioned and offers stylish and contemporary living. Beautifully presented throughout, the property is a credit to the current owners and should be viewed to fully appreciate all that it has to offer discerning buyers.

Highlights include an impressive entrance hallway, a large dual aspect lounge with a bespoke modern wood burning stove for those cosy nights in, and a striking and beautifully crafted, contemporary, fitted kitchen with polished quartz work surfaces. These are complemented by a dining area that enjoys a sunny outlook towards the landscaped rear garden, four generously sized bedrooms (master en-suite) and a well appointed family bathroom. The office on the ground floor would seem ideally suited to those seeking a home working space.

Outside the rear garden is neatly enclosed and well tended with borders boasting a selection of specimen plants shrubs and trees. The raised patio area, with a stylish glass balustrade, would seem an ideal place in which to relax and take advantage of the sunny outlook.

Sea glimpses and an elevated outlook towards the Lizard Peninsula can be enjoyed beyond neighbouring properties and fields from a number of locations within the property.

The residence benefits from double glazing, air source heating, under floor heating on the ground floor, solar panels and battery (owned), solid wood doors and grey oak style luxury vinyl flooring.

The accommodation comprises an entrance hall, cloakroom, lounge, kitchen and dining area whilst an office / bedroom five complete the ground floor. Upstairs there are four bedrooms (master en-suite) and family bathroom.

Ashton is a village that sits between the market town of Helston and the historic village of Marazion. It is situated approximately two and half miles from the sandy beach at Praa Sands and approximately three miles from the popular fishing village of Porthleven. The village itself has its own public house and there are primary schools in the neighbouring villages of Breage and Germoe. More extensive amenities can be found in the market town of Helston which is some four and half miles in distance. Ashton provides bus links, with a regular service, to Penzance, Porthleven, Helston and Falmouth. National railway links can be found at Penzance.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

A composite front door opens to

#### ENTRANCE HALL

Of generous proportions, a light and inviting area with a coat hanging rail, LED spotlighting, a window to the front aspect, doors off to the office/bedroom five, cloakroom, under stairs cupboard, lounge, and an opening into the kitchen / dining room.

#### OFFICE/OCCASIONAL BEDROOM

2.67m x 1.96m (8'9" x 6'5")

With spotlighting and an outlook to the front aspect.

#### CLOAKROOM

1.83m x 0.91m (6' x 3')

Consisting of a white low-level w.c with a concealed cistern, a wall mounted wash hand basin set within a vanity unit with a mixer tap over and shelves under together with an extractor fan.

#### LOUNGE

6.45m x 3.35m (21'2" x 11')

Enjoying a light, sunny outlook, with dual aspect to both the front and rear, this well proportioned room is enhanced by a stylish Parkray wood burning stove and flue set atop a grey limestone hearth.

#### KITCHEN/DINING ROOM

##### KITCHEN AREA

2.87m x 2.51m (9'5" x 8'3")

A beautifully appointed contemporary kitchen comprising polished quartz working top surfaces incorporating a one and a half bowl composite sink with drainer and Swans' neck mixer tap over and a ceramic electric hob with a stainless steel and glass hood over. There are a pleasing range of base cupboards with drawers and soft closers which are complemented by eye level units and matching upstands. Integrated appliances include a dishwasher and a double electric oven, whilst space is provided for a freestanding American style Fridge Freezer. There is a useful breakfast bar arrangement, an attractive wooden beam, spotlighting and windows to the rear which look out to the rear garden and beyond with distant sea glimpses towards the Lizard Peninsula. Door to utility room and opening to

##### DINING AREA

3.84m narrowing to 2.51m x 3.18m (12'7" narrowing to 8'3" x 10'5")

A naturally light area with a pair of French doors which lead out to the raised patio area to the rear.

##### UTILITY ROOM

1.83m x 1.60m (6' x 5'3")

With a working top surface with space for a washing machine under and wall units over together with a window to the side aspect.

A staircase turns and ascends to the first floor.

#### FIRST FLOOR

##### LANDING

With impressive and striking globe pendant lighting providing a stylish focal point together with a loft hatch to the roof space, window to the front aspect, door to the airing cupboard with slatted pine shelving and doors off to all upstairs bedrooms and the family bathroom.

##### BEDROOM ONE

4.37m x 3.99m including en suite (14'4" x 13'1" including en suite)

A comfortable double bedroom with spotlighting and windows with an elevated outlook over neighbouring properties to fields and the sea beyond. Door to

##### EN SUITE SHOWER ROOM

With a white suite comprising a low-level w.c with a concealed cistern, a wash hand basin with mixer tap over and vanity cupboard under and a corner shower cubicle with a thermostatic shower and tiled surround. There is a chrome, ladder style, heated towel rail, a mirrored medicine cabinet, spotlighting and an extractor.

#### BEDROOM TWO

3.81m x 3.23m plus recess (12'6" x 10'7" plus recess)

Double bedroom with a useful recessed area suitable for wardrobes, spotlighting and a window to the rear with elevated views over the garden, across fields towards the sea in the distance.

#### BEDROOM THREE

3.38m x 2.44m (11'1" x 8')

With an outlook to the front aspect.

#### BEDROOM FOUR

3.28m x 2.95m plus recess (10'9" x 9'8" plus recess)

With useful alcove area and an outlook to the front aspect.

#### BATHROOM

Well appointed with white suite comprising a 'P' shaped panelled bath with a thermostatic shower with rainforest style drencher head and attachment, a shower screen, a low-level w.c with a concealed cistern and a large wash hand basin with a mixer tap over and a vanity cupboard under. The walls are partially tiled whilst there is a large mirrored medicine cabinet with glass shelving, spotlighting, herringbone style vinyl flooring, a heated chrome towel rail, an extractor and an obscure glazed window to the rear.

#### OUTSIDE

To the front is a brick paved driveway and parking area for a number of vehicles with an adjacent pathway that leads to the front and side of the residence. There are stone chipped borders with established plants and shrubs, all being designed with ease of maintenance in mind and an area of lawn to the side.

The enclosed rear garden enjoys a sunny outlook and has been nicely landscaped with areas of lawn and a raised patio area with glass balustrade. There is a nice water feature crafted from stone whilst the borders play host to a range of plants shrubs and trees. There is a garden shed with power and light, together with a summer-house which also boasts power and light and offers scope for office use or further storage.

Beyond this is the Plant Room which houses the solar control panel and battery, a pressurised hot water cylinder and plant associated with the Air Source heating system. Outside is the Air Source heating cassette unit, an external tap and gates to the side and driveway area.

#### SERVICES

Mains electricity and water. Private drainage.

#### AGENTS NOTE

We are advised that there is an annual management fee of circa £1000 which is levied to cover the cost of maintaining the communal areas and grounds, shared roads, pavements and drainage (which is via a Communal Sewage Treatment Plant).

#### ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

#### PROOF OF FUNDS - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED

14th February 2024

## Directions

From Helston take the A394 Penzance road and continue through the village of Breage. Continue past Trevena Cross Garden Centre and on to the next village of Ashton. Just past the Lion & Lamb Public House on the right hand side take the turning right into Prospect Row. Continue past the pub car park and at the crossroads take a right turn into Tregonning Close. Follow the close around the bend and down into Lowarth Sevi where number 11 will be found a short distance along on the right hand side.

## Viewings

To view this property or any other we are offering for sale simply call the office on 01326 565566.

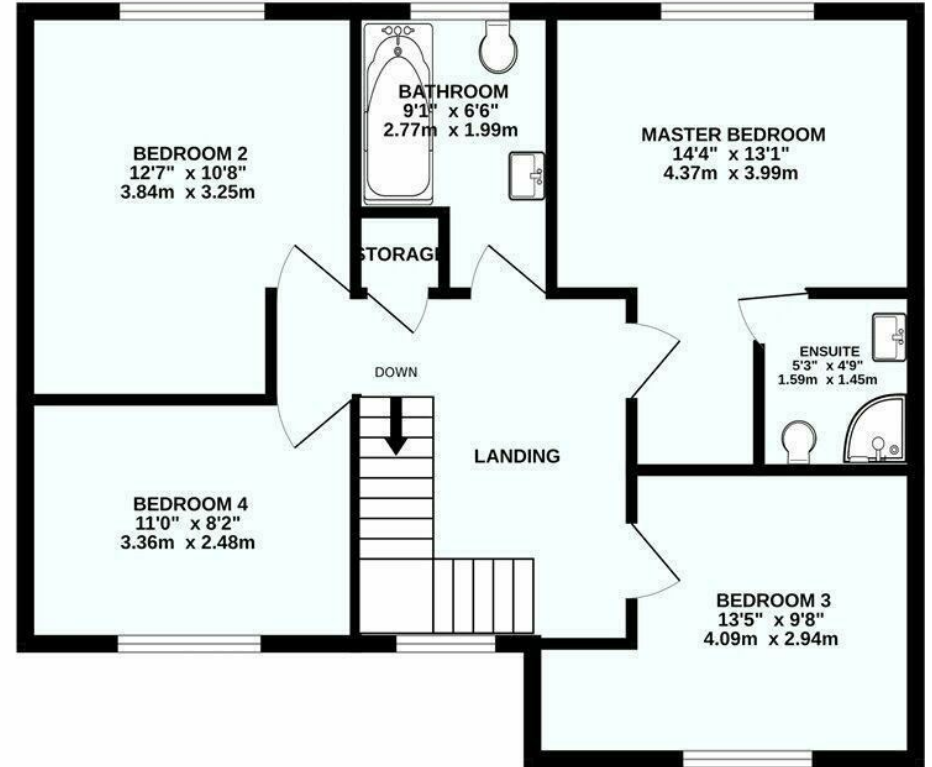
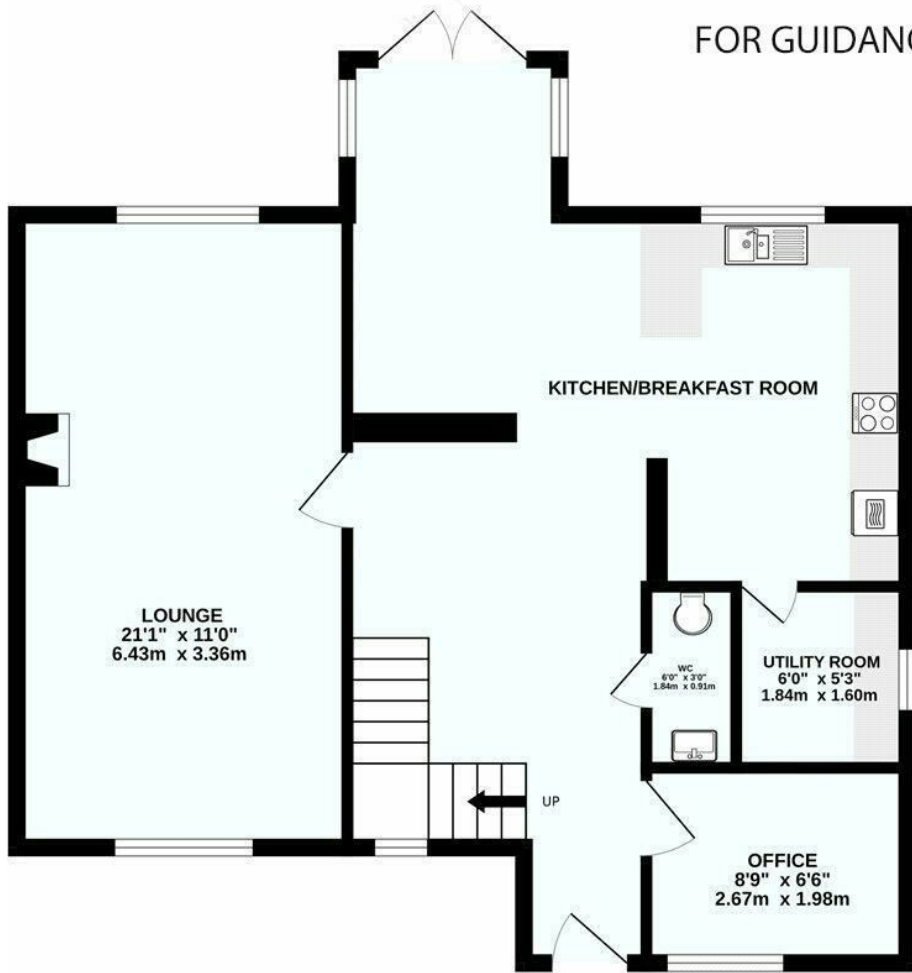


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FOR GUIDANCE ONLY





**OFFICES AT**

**Helston** 5 Wendron Street, Helston TR13 8PT - E: [property@christophers.uk.com](mailto:property@christophers.uk.com) - T: 01326 565566

**Porthleven** Fore Street, Porthleven, Helston TR13 9HJ - E: [porthleven@christophers.uk.com](mailto:porthleven@christophers.uk.com) - T: 01326 573737

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		88	96	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

5 Wendron Street, Helston, TR13 8PT  
[property@christophers.uk.com](mailto:property@christophers.uk.com)  
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[www.christophers.uk.com](http://www.christophers.uk.com)

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