

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a beautifully presented, stone fronted, three bedroom detached house in a delightful rural setting and commanding impressive countryside and sea views.



Situated within a delightful rural setting on the outskirts of the Cornish village of Ashton is this three bedroom, detached executive style modern residence. The property, which we are advised was built by the current owner, provides spacious accommodation and is presented for sale in excellent decorative order. The property, which benefits from oil fired central heating, triple glazing and under floor heating to the ground floor, enjoys views over open countryside and towards the rugged Cornish coastline and sea beyond.

In brief, the accommodation comprises a hall, lounge, kitchen/diner, utility room and, completing the ground floor, a shower room. On the first floor is a family bathroom and three bedrooms, the master of which benefits from an ensuite. To the outside of the property and to the front is parking for a number of vehicles and to the side a driveway leads to a good size garage with electric remotely controlled door and work space area. The rear garden is hard landscaped for ease of maintenance with large decking area and patio. There are raised flowerbeds which contain well established plants and shrubs.

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)

STEPS UP AND DOOR TO

HALL

Window to the front and enjoying views over open countryside, the rugged Cornish coastline and sea beyond. There are stairs to the first floor, tiled floor, door to the kitchen/diner and door to

LOUNGE 6.48M X 3.28M (21'3" X 10'9")

A dual aspect room with outlook to the front and side, enjoying the views once again over the open countryside and out to sea. A wood burner acts as the focal point for the room and situated on an attractive stone hearth. The room has spotlighting.

KITCHEN/DINER 6.48M X 4.04M NARROWING TO 3.28M (21'3" X 13'3" NARROWING TO 10'9")

A fabulous open plan room which once again enjoys the views to the front aspect and French doors open to the rear garden. There is spotlighting and a tiled floor.

KITCHEN AREA

Attractive kitchen comprises working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboard over. Built-in appliances include a dishwasher and a Range Master stove. Door to -

UTILITY ROOM 2.59M X 2.21M (PLUS DOOR RECESS) (8'6" X 7'3" (PLUS DOOR RECESS))

With working top surface incorporating a sink unit with drainer and mixer tap over and space under for a washing machine, tumble dryer and built-in cupboard. The room houses the boiler, has a tiled floor, outlook to the rear garden, door to the outside, door to the lounge, understairs cupboard and door to -

SHOWER ROOM

Comprising large walk-in shower cubicle, wall mounted washbasin with mixer tap over and a close coupled W.C. There is a tiled floor, heated towel rail and a window to the rear. The room has LED spotlighting.

STAIRS & LANDING

With doors to all bedrooms, LED spotlighting and access to the loft. Door to

MASTER BEDROOM 5.41M X 3.28M (17'9" X 10'9")

With a fantastic outlook over open countryside, the rugged Cornish coastline and out to sea. There are an array of built-in wardrobes, LED spotlighting and door to -

EN SUITE BATHROOM

An en suite bathroom comprising a bath with waterfall style mixer tap and flexible shower attachment over, close coupled W.C. and a washbasin with waterfall style mixer tap over and drawers under. There is a tiled floor, heated towel rail, LED spotlighting and an obscure window to the rear.

BEDROOM TWO 4.50M X 3.12M MAX MEASUREMENTS (14'9" X 10'3" MAX MEASUREMENTS)

With outlook to the front enjoying the fabulous views and having LED spotlighting.

BEDROOM THREE 3.20M X 3.05M (10'6" X 10')

With outlook to the rear. Spotlighting.

FAMILY SHOWER ROOM

With large walk-in shower cubicle, close coupled W.C. and a washbasin with mixer tap over. There is a heated towel rail, tiled floor, LED spotlighting and an obscure window to the rear.

OUTSIDE

To the front of the property is parking for a number of vehicles and to the side a driveway leads to a garage.

SUN ROOM 3.28M X 3.05M (10'9" X 10')

With French doors to the rear garden, a skylight and spotlighting.

GARDEN

The rear garden is hard landscaped for ease of maintenance and has a good sized decking area and further patio. Raised flowerbeds provide well established plants and shrubs.

GARAGE

With electric remotely operated door, power and work bench area. There is a door to the outside.

AGENTS NOTE ONE

We are advised that the property is located on an unadopted road.

AGENTS NOTE TWO

We are advised that there is an underfloor heating to the downstairs of the property whilst the heating is distributed on the first floor via radiators.

SERVICES

Mains electricity, water and private drainage.

DIRECTIONS

From Helston, follow the A394 towards Penzance. After about four and half miles, and travelling through the village of Breage, you will enter Ashton. Upon entering the village, the Lion and Lamb pub is on the right-hand side. Take the narrow lane adjacent to the pub and follow the road to the crossroads with Tregonning Close. Head straight over where the road becomes Prospect Row and continue to the 'T' junction with Middle Row. Turn right on to the unmade lane, follow the road round to the left and the property will be found after a short distance on your left hand side.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

COUNCIL TAX

Council Tax Band D.

ANTI-MONEY LAUNDERING

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

PROOF OF FINANCE - PURCHASERS

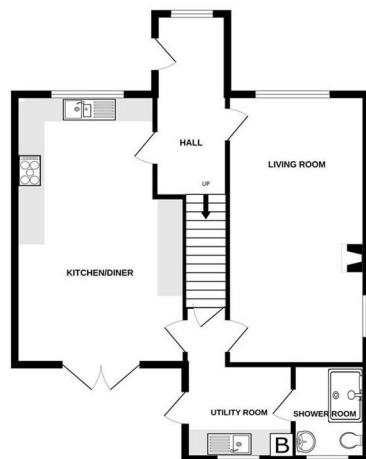
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

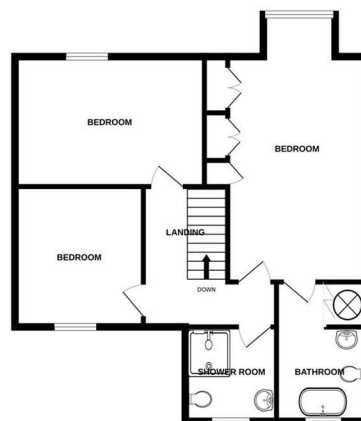
26th February, 2024.

OUT OF THE BLUE, 10 HIGHER ROW, ASHTON, TR13 9RY PRICE GUIDE £650,000

GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 1439 sq.ft. (133.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	85
England & Wales		EU Directive 2002/91/EC	

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

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