



Joycelyn Hendra Lane  
Ashton, TR13 9TT  
Price guide £650,000

CHRISTOPHERS  
ESTATE AGENTS

Situated in the Cornish village of Ashton is this beautifully presented, three bedroom detached dormer bungalow. The residence, which benefits from oil fired central heating and double glazing, has been extensively extended and improved by the current owners and now provides a fine family home. The outside space is a real feature of the property with well stocked gardens cradling the residence and providing parking for a number of vehicles.

In brief, the accommodation comprises an entrance area, hall, games room, bathroom, two bedrooms and completing the ground floor an open plan lounge/kitchen/diner. On the first floor is a sitting room, bathroom and main bedroom.

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)

##### DOOR TO

##### ENTRANCE AREA

With tiled floor, door to hall and door with step down to

##### GAMES ROOM

4.88m x 5.03m narrowing to 3.43m (16' x 16'6" narrowing to 11'3")

A dual aspect L shape room, currently utilised as a games room but subject to any necessary planning and consents one could imagine this room also being utilised as an additional bedroom or second sitting room. This room we are advised was a former garage.

Doors to the bathroom, two bedrooms and door to

##### LOUNGE/KITCHEN/DINER

8.00m x 6.63m narrowing to 3.51m (26'3" x 21'9" narrowing to 11'6")

A fabulous open plan L shaped lounge/kitchen/diner. The room is dual aspect with an outlook over the garden, French doors to the rear patio and the room has a tiled floor.

##### KITCHEN AREA

Attractive kitchen comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. An array of built in appliances include a six ring LPG hob with hood over, dishwasher, double oven, one with microwave functionality, large fridge, large freezer and a warming drawer. Door to

##### UTILITY ROOM

3.20m x 1.83m (10'6" x 6')

A useful dual aspect room comprising working top surfaces incorporating a sink unit with drainer, cupboards under and wall cupboards over. There is a tiled floor, partially tiled walls, space for a washing machine, door to the outside and door to a built in cupboard which houses the boiler.

#### BATHROOM

A modern suite comprising a large walk in shower cubicle with rain and flexible shower heads, close coupled w.c., bath and a wash basin with mixer tap and cupboards under. There are tiled walls, tiled floor, obscured window to the rear and a towel rail.

#### BEDROOM TWO

4.88m x 3.20m (average measurements and minus door (16' x 10'6" (average measurements and minus door r)

Outlook to the front.

#### BEDROOM THREE

3.58m x 3.58m (plus bay window) (11'9" x 11'9" (plus bay window))

Having a bay window with outlook to the side.

#### FIRST FLOOR

##### SITTING ROOM

6.78m x 6.10m (narrowing to 2.67m) (22'3" x 20' (narrowing to 8'9"))

An L shaped room with window to the front and side plus skylights. There are views over open countryside towards the sea in the distance. Door to the main bedroom and door to

##### BATHROOM

Comprising a bath, close coupled w.c. and wash basin with mixer tap over and drawers under. There are partially tiled walls and a skylight.

##### MAIN BEDROOM

4.57m x 4.19m (15' x 13'9")

A dual aspect room, once again enjoying views over open countryside and out to sea in the distance. There are built in wardrobes.

##### OUTSIDE

The outside space is a real feature of the property with well stocked, good size gardens cradling the residence. There is a useful shed, green house and to the front is parking for a number of vehicles.

##### SERVICES

Mains electricity and water. Private drainage.

##### AGENTS NOTE ONE

We are advised by the vendor that the electrical completion certificate has been signed off.

##### AGENTS NOTE TWO

We are advised that the current owners are building a new residence within the original boundary of Joycelyn. The new boundaries will need to be formalised with the Land Registry as part of the sales process.

##### COUNCIL TAX

Council Tax Band B.

#### 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

26th April 2024

## Directions

From Helston take the A394 signposted for Penzance. Follow this road and go through the village of Breage and then into the village of Ashton. On entering the village you will see the garage on your left hand side. Approximately 100 yards past the garage turn left into Hendra Lane, proceed down this lane for approximately 50 yards where you will see and passing Hendra Close on your left hand side and the property will be found after a short distance on your left hand side.

## Viewings

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

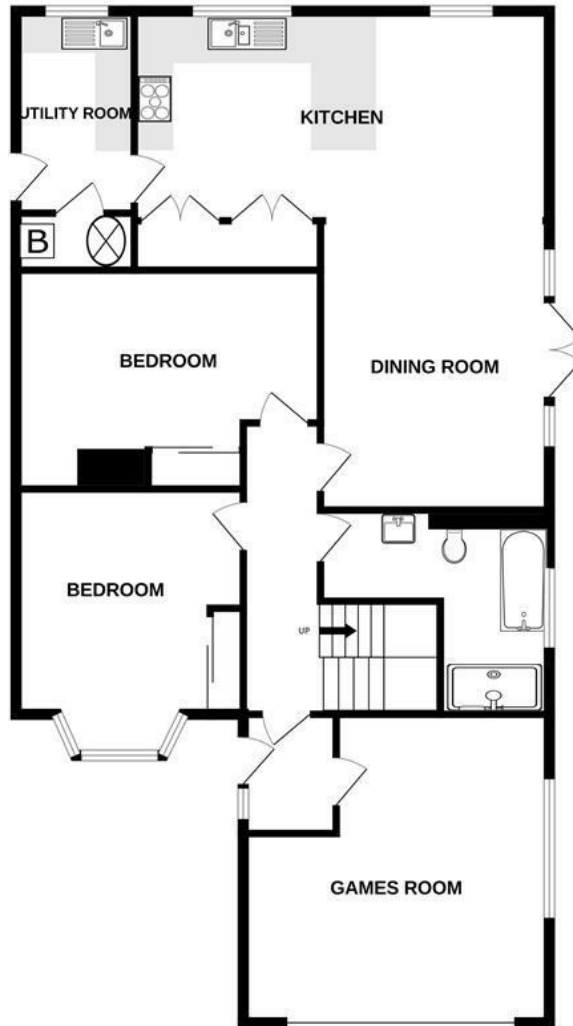


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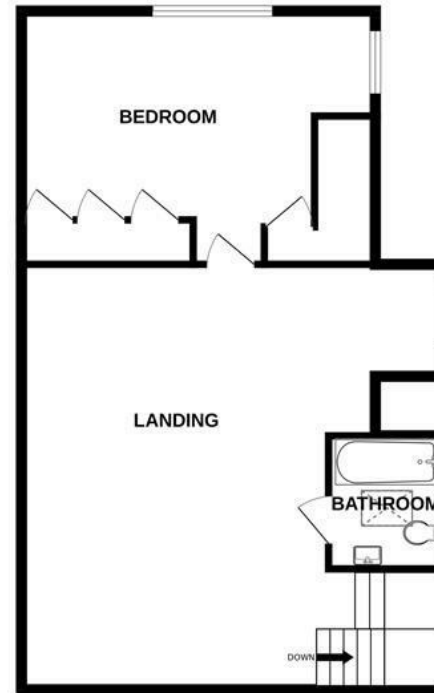
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GROUND FLOOR  
1303 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR  
736 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 2039 sq.ft. (189.4 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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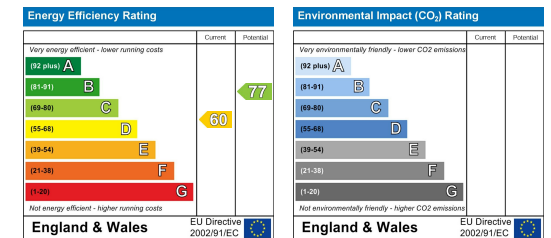




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