

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a detached, three bedroom character cottage of immense charm and character in a rural setting surrounded by good sized gardens and land.



Situated in a tranquil area of Tresowes Hill near Ashton, Oak Cottage is a charming, three bedroom character property enjoying rural and distant sea views. The residence, which benefits from double glazing, is well presented and provides good proportioned accommodation.

A real feature of the property is the outside space with well stocked gardens cradling the residence and boasting well established plants and shrubs. Within the grounds there is a large greenhouse, patio area and a good sized workshop. There is parking for a number of vehicles and a pleasant meadow. In total we believe the outside space to be approaching two acres.

In brief, the accommodation comprises a lounge, dining room, kitchen/diner, rear hall and, completing the ground floor, a W.C. On the first floor is a bathroom and three bedrooms.

Tresowes Hill itself is nestled on the south western side of Tregonning Hill and from its elevated position enjoys fine views over this part of West Cornwall. The nearby local villages of Ashton and Breage, between them, provide well regarded public houses, a petrol station, primary school and post office. The popular coastal village of Praa Sands is also a short drive away with its sandy beach, public house and shops to cater for every day needs. The towns of Helston and Penzance provide more comprehensive amenities including national stores, restaurants, leisure centres, with indoor swimming pools, and both primary and secondary schooling. Penzance also benefits from mainline rail links to London Paddington from Penzance train station.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to -

#### LOUNGE 4.42M X 4.19M MAX MEASUREMENTS (14'6" X 13'9" MAX MEASUREMENTS )

A triple aspect room with outlook to the front, side and rear. Views can be enjoyed over open countryside and out to sea. The room has a beamed ceiling, stairs to the first floor and door to -

#### DINING ROOM 4.11M X 3.96M (13'6" X 13' )

With outlook to the front and alcove shelving. The room has a beamed ceiling and door to -

#### KITCHEN/DINER 3.73M X 2.82M AVERAGE MEASUREMENTS (12'3" X 9'3" AVERAGE MEASUREMENTS )

Comprising working top surfaces incorporating a sink unit with mixer tap over, cupboards and drawers under and wall cupboards over. There is a built-in oil fired stove, double oven and space for a washing machine and fridge/freezer. The room is dual aspect with French doors opening to the front. The room has a beamed ceiling. Opening to -

#### REAR HALL

With window to the side and door to the outside. Step up and door to -

#### W.C.

With washbasin with cupboard under, close coupled W.C. and wall cupboard. There is a skylight and window to the rear.

#### STAIRS & LANDING

With skylight, built-in cupboard with water tank and immersion heater, doors to all bedrooms, door to -

#### BATHROOM

Comprising bath with shower over, close coupled corner W.C., and pedestal washbasin. Access to the loft and outlook to the front.

#### BEDROOM ONE 4.19M X 3.43M (13'9" X 11'3" )

With outlook to the front and side. Far reaching views over open countryside, out to sea and St. Michael's Mount in the distance.

#### BEDROOM TWO 3.73M X 3.20M (12'3" X 10'6")

With skylight and outlook to the front.

#### BEDROOM THREE 3.20M X 2.59M (10'6" X 8'6")

With outlook to the front.

#### OUTSIDE

The outside space is a real feature of the property with the grounds approaching approximately two acres. There is a parking area with space for a number of vehicles. Workshop and large greenhouse. Patio and many well established plants and shrubs. The outside space would seem ideal for entertaining and al fresco dining.

#### WORKSHOP 6.02M X 3.89M (19'9" X 12'9")

#### CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

#### AGENTS NOTE ONE

We are advised by the vendor that due too the very heavy rain fall early in the year, water entered the dining room/lounge. The vendor advises they have had works done to redirect the rainfall.

## AGENTS NOTE TWO

The vendor advises us there was a small area of Japanese Knotweed which was treated in 2019 and again on 19th July 2024.

## MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

## COUNCIL TAX

Council Tax Band D.

## SERVICES

Mains electricity, water and private drainage.

## VIEWING

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

## DIRECTIONS

From Helston take the road to Penzance. Proceed through the village of Breage and on into Ashton. Go past the Lion & Lamb Public House on the right hand side and after a short distance take the turning right to Balwest. Proceed up the hill and follow the road around the left hand bend and, after a short distance, Oak Cottage will be found on the left hand side.

## 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

1st July, 2024.

# OAK COTTAGE TRESOWES HILL, ASHTON, CORNWALL, TR13 9TB PRICE GUIDE £550,000

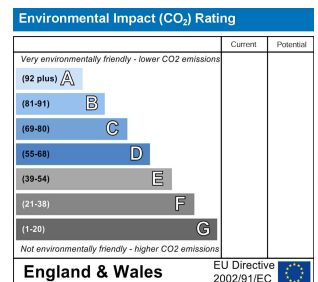
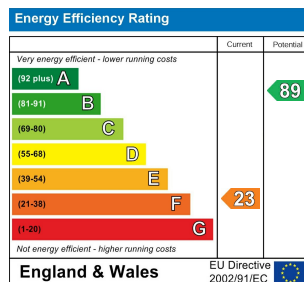


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