



2 Lowarth Sevi  
Ashton, Cornwall TR13 9FL







# 2 Lowarth Sevi Ashton, Cornwall TR13 9FL

A supremely well thought out, traditionally constructed new build property set on an exceptionally generous plot with a detached garage/workshop as well as driveway parking. Benefitting from wonderfully spacious accommodation, featuring open flow living space and a high specification fully fitted kitchen with quartz worktops. Energy efficiency has not been overlooked with the property benefitting from solar panels and an air source heating system offering underfloor heating throughout the ground floor with the first floor warmed by radiators. Enjoying a super location offering excellent access to the glorious nearby beaches including Rinsey, Porthleven and Praa Sands as well as the surrounding countryside the property is also convenient for Helston, Penzance, the A30 and good transport links.

Brimming with natural light from the many windows, this gorgeous home offers the perfect work, life balance. The hub of the house is the blissfully open plan living space, with doors opening from both the living and dining areas onto the rear garden, perfect for those summer barbecues! Treat yourself to a relaxed Sunday morning connecting with your family over a leisurely brunch in the dining area or perhaps a cosy movie night in the dual aspect living room. When the evening comes entertain your friends and chat whilst you cook in kitchen area adjoining the dining space with useful adjacent utility room. There is plenty of space for your family and guests with all four bedrooms being doubles and the master enjoying an en-suite shower room in addition to the family bathroom. The outside space won't disappoint with a level garden which is primarily laid to lawn with a patio area accessed from both the lounge and dining room via bifold doors, perfect for alfresco dining in the summer as well as a further additional area of garden adjacent to the detached garage/workshop which is partially enclosed.



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Offers in Excess Of - £650,000

#### Location

Located on a no through road in this popular village. Ashton is a super location offering excellent access to the surrounding coast and countryside in particular nearby Rinsey and Porthleven. Also almost equidistant between the larger towns of Helston and Penzance both of which offer a good range of day to day facilities.

#### Specification

The property enjoys attractive stone facing to the front with granite quoins. Warmed by air source heating with Joule underfloor heating to the ground floor and impressive Joule aluminium radiators with effective and rapid heat up fitted to the first floor. The kitchen is a real show stopper, fitted with a comprehensive range of cabinets in slate grey finished with copper accents featuring a contrasting dark concrete island unit housing the induction hob with an overhead extractor with integral appliances to include a double oven, and wine cooler as well as practical integrated bins and recycling bins topped with calcutta quartz worktops. There is a space and cold water feed for an american style fridge freezer. The dining room features two Velux windows in the vaulted ceiling with remote controls. Floor coverings have been fitted throughout, being practical and attractive hard flooring to the ground floor and stylish modern grey carpet to the stairs and first floor. Internal doors throughout are oak complimented with an oak staircase. External tap and power supply. Three phase electric capabilities.

#### Accommodation

Hallway 16'4 x 10'1 - Maximum overall measurements

Lounge. 20'10 x 12

Dining 17'9 x 12'8

Kitchen 19 x 10'5

Utility 7'8 x 5'11

Master Bedroom 12'9 x 12'3

En-suite. 10'1 x 3'6

Bed 2 1. 3'3 x 9'3

Bedroom 3. 10'6 x 10'8

Bedroom 4 9'4 x 8'1

Family Bathroom 8'4 x 7'2

#### Outside

The property enjoys a large plot with a generous sweeping level lawn and a patio area to the immediate rear of the property perfect for alfresco dining. There is a further area of garden adjacent to the detached garage/workshop which is also laid to lawn and partially enclosed. The driveway offers block paved parking for three vehicles. The garage/workshop is of good size and is fitted with an electric remote controlled door with an auto light. Internally power, light and water connected.

#### Gross Internal Floor Area an Plot Area

Our client advises that the gross internal floor area of the house is around 159sqm and the garage is around 24sqm. The total area of curtilage is approximately 1600sqm.

#### Warranty

The property will be covered by an architects certificate.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>96</b>	<b>98</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

#### Agents Note

Please be aware that the additional area of garden to the side of the garage will be subject to a covenant restricting it to use as a garden only. Please also be aware that planning has been granted to build a dwelling behind the garage of this property. Plans can be viewed on the online planning register under reference - PA23/03120.

#### Management Company

Please be aware that there is a management company in place and an annual charge expected to be in the region of £999.

Equivalent to £83.25 per month. This covers maintenance of the communal areas and the maintenance and servicing of the sewage treatment plant.

#### Reservation Fee

On acceptance of an offer, the purchaser will be required to pay a non refundable £4,500 reservation fee. Once this has been paid and received by our clients, the property will be marked as 'sale agreed' and no further viewings will take place. The timescales for exchange of contracts will also be determined at the point of an offer being accepted.

#### Services

Mains electricity and water. Private drainage and air source heating. Solar Panels. Three phase installed with single phase connection at present. Council Tax Band to be confirmed.

#### Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

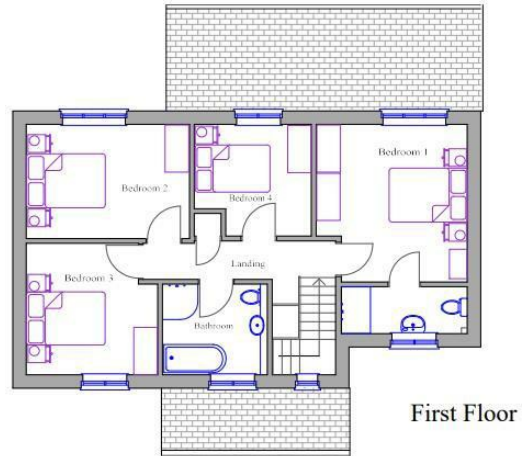
#### Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

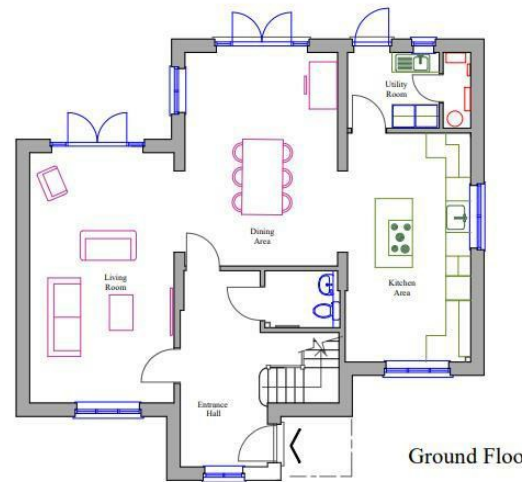
#### Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





First Floor



Ground Floor

## 2 Lowarth Sevi, Ashton

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

