

1 Lowarth Sevi
Ashton, Cornwall TR13 9FL





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An utterly stunning new build property, flooded with light and spacious throughout, traditionally constructed and to be finished to the highest of specifications set on an exceptionally generous plot with a detached garage/workshop as well as block paved 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.

Optimised for modern family life, the hub of this fabulous home is the blissfully open plan living space, with bi-fold doors opening from both the living and dining areas onto the patio terrace to the rear perfect for alfresco dining during the Summer months. Impress your friends and family when entertaining in the fabulous kitchen dining space, or perhaps enjoy a leisurely Sunday afternoon relaxing with the children in the dual aspect living area. Practicality has not been overlooked with a useful utility room, ground floor cloakroom and plentiful storage throughout. There is plenty of space for your family and guests with all four bedrooms being doubles and the master suite being a wonderful sanctuary in which to unwind at the end of a busy day with a luxurious shower room and dressing area, in addition to the well appointed family bathroom with free standing bath and separate shower.

The outside space won't disappoint with a large garden featuring a patio terrace and expanse of lawn, Plentiful off road parking and a large detached garage.



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Guide Price - £725,000

Location

Located on a no through road in this popular village with a bridleway to the side and enjoying country views from the rear aspect. 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.

External Specification

The property enjoys a generous plot with a fabulous patio terrace to the immediate rear accessed from both the kitchen and living areas, perfect for alfresco dining in the summer months, beyond this is a generous area of lawn fully enclosed by fencing for privacy and safety for children and pets. There

is a generous area of block paved parking leading to the garage whilst to the side of the garage is an additional area of garden comprised of a lawned area and a low maintenance attractively planted area.

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.

Dimensions

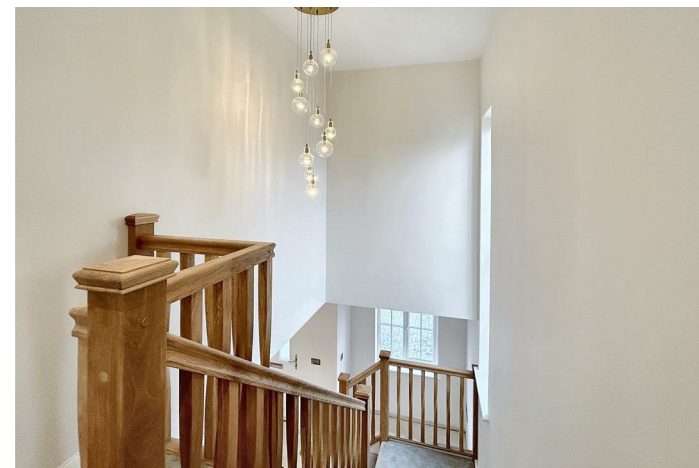
- Cloakroom - 5'9 x 5'
- Utility Room - 6 x 5'11"
- Open Plan Living Space:
- Kitchen/Dining area - 27'6 x 12'10"
- Living Space - 19'3 x 14'
- Master Bedroom Suite:
- Bedroom - 14' x 12'5"
- En-suite Shower Room - 7'3 x 6'4"
- Dressing Room - 6'4 x 6'4"
- Bedroom Two - 13'1 x 9'3"
- Bedroom Three 12'11 x 9'8"
- Bedroom Four - 12'11 x 9'3"
- Family Bathroom - 8'10 x 7'9"

Garage/Workshop - 18'5 x 14'1"

Gross Internal Floor Area and Plot Curtlidge

Gross internal floor area of 175 square meters/ 1883 square feet.

Area of plot curtilidge 516 square meters/5554 square feet. Plus approximately 30 square meters for the Cornish Hedge





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		96	98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

Reservation Fee

On acceptance of an offer, the purchaser will be required to pay a non refundable £4,500 reservation fee. Once this has 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.

Drawings, Plans and CGI Images

Any CGI's, plans and photographs are for identification purposes only and can be subject to change. Prospective purchasers are advised to have a physical viewing to satisfy themselves prior to purchasing the property. The Kitchen CGI's are proposed and a purchaser committing early enough may have an element of choice with regards to the Kitchen and also ground floor floor coverings.

Warranty

The property will be covered by an architects certificate.

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.

Services

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

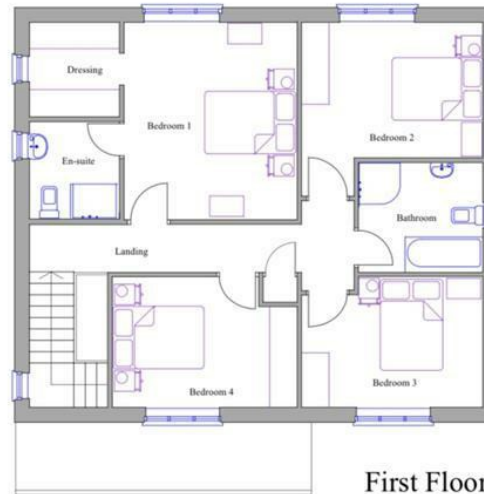
Agents Note

Please be aware that planning has been granted to build a dwelling behind this property. Plans can be viewed on the online planning register under reference - PA23/03120.

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.





First Floor



Ground Floor

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.

