

# Holly Cottage Prospect Row Ashton, Cornwall TR13 9RP









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Welcome to your charming village retreat! Nestled in a tucked away village setting, this delightful detached two-bedroom property offers a tranquil escape while still conveniently close to local amenities and the surrounding coast and countryside.

Upon entering via a practical porch find yourself in a spacious lounge/dining room, perfect for entertaining or simply relaxing after a long day. Offering further flexibility is a bright sunroom to the front of the property whilst adjacent is the kitchen offering plenty of storage and work surface space and some integrated appliances. The ground floor is completed by a versatile bedroom, adaptable to suit your needs, along with a convenient cloakroom for guests' use. A spiral staircase adds character and leads to the first floor where you will discover the master bedroom, complete with shower room, providing privacy and comfort.

Externally, the property enjoys a secure and enclosed plot – enter via a pair of timber gates, leading to a generous block-paved parking area. A useful timber shed offers storage solutions, while a decorative low-maintenance garden area adds to the property's charm. Additionally there is a further gravelled garden area to the front.

Situated in a tucked-away location, you'll relish the tranquility while still being within easy reach of the local coast, beaches, and endless countryside walks. Whether you're a couple seeking a peaceful retreat, active retirees looking for adventure and walking or an investment buyer considering a holiday rental opportunity, this property is sure to appeal.

Offered with vacant possession and no onward chain, seize the opportunity to make this enchanting detached village property your own.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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## Offers In Excess of - £280,000

### Location

Enjoying a tucked away location within 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.

### Accommodation

Step inside via a practical entrance porch and then continue into the generous lounge/dining room with feature spiral staircase to the first floor. The kitchen is fitted to offer a good amount of storage and work surface space with an integrated oven and hob as well as under counter fridge and freezer and space and plumbing for washing

machine. The ground floor accommodation is completed by a versatile double bedroom and cloakroom. The first floor offers the master bedroom with built in wardrobes, having restricted head height in places and a shower room.

### Outside

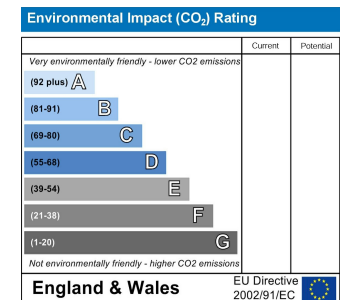
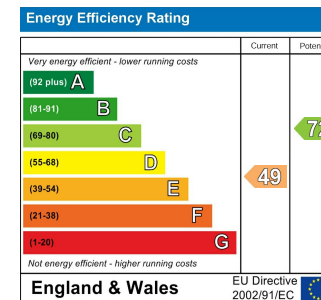
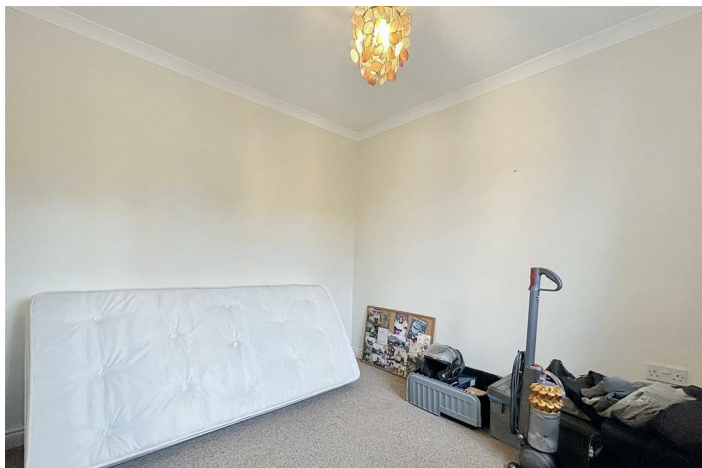
The property sits within a fully enclosed plot, accessed via a pair of timber double gates pull up onto a large block paved driveway providing for plentiful parking. There is an attractive low maintenance garden area to the right, whilst to the rear of the plot is a large timber shed perfect for storage. A path leads around the side of the property to the front where there is a further gravelled low maintenance garden area also accessed from the sunroom.

### Agents Note

There is lapsed planning for a second floor extension. Plans can be viewed on the online planning register quoting the reference PA10/08234.









## Services

Mains electricity, water and private drainage. LPG Gas fired central heating.

## Council Tax Band C

## 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.

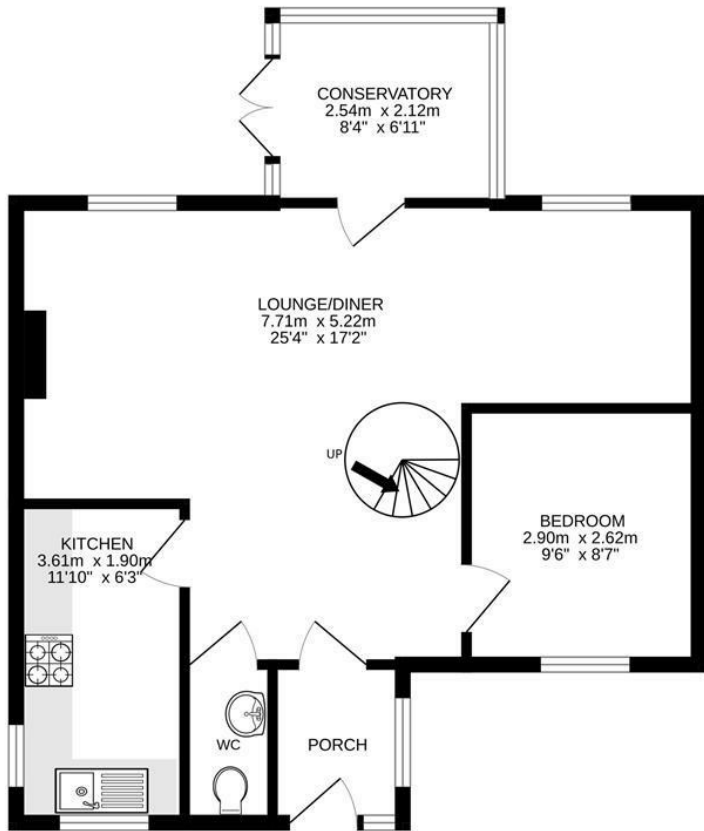
## Broadband & Mobile Phone Coverage

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/>

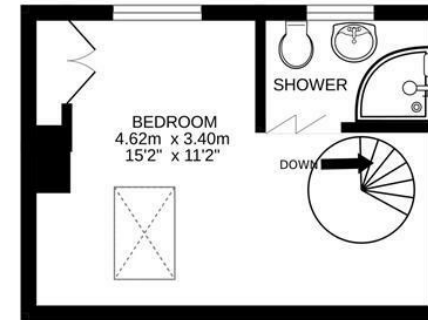




GROUND FLOOR



1ST FLOOR



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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