



Hendra House, Hendra Lane  
Ashton, Cornwall TR13 9TT







# Hendra House, Hendra Lane Ashton, Cornwall TR13 9TT

Hendra House is a traditional three bedroom stone cottage in an idyllic setting with picturesque surroundings. This property is conveniently located in Ashton having easy access to the facilities of Helston, Porthleven and Penzance. The front of the cottage has wonderful kerb appeal being double fronted. Stepping inside, you are greeted by a warm and inviting home that seamlessly blends traditional features with modern comforts. The rustic charm is enhanced by exposed wooden beams, to the living spaces, which have been recently refurbished with the addition of a downstairs shower room. Upstairs, there are three good sized bedrooms, with exposed wooden floorboards, providing ample space for a growing family or accommodating guests. There is a family bathroom with modern fittings. The private gardens provide an idyllic setting for outdoor activities, whether it be sitting on the patio, hosting al fresco dinners, or being a safe space for the children. For those with a green thumb there are some raised beds. The property offers breath taking views from various vantage points, ensuring you are always looking at countryside. Whether you seek quaint country pubs, the South West Coast path, local beaches, or vibrant farmer's markets, you'll find them just a short drive away.

Overall, this three bedroom stone cottage with secure gardens and countryside views, is a rare gem that offers an exciting blend of rural tranquillity and modern comfort. Don't miss the opportunity to call this wonderful property your own and embrace a truly idyllic lifestyle. There is no onward chain.



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

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**Guide Price - £475,000**

**Location**

Ashton is a super village location offering excellent access to the surrounding coast and countryside in particular nearby Rinsey and Porthleven. It is positioned with easy access to the of Helston and Penzance both of which offer a good range of day to day facilities. There are also bus links to both towns, where there are connections to the National Buses, and train connections to London Paddington.

**Accommodation**

- Entrance Porch
- Living Room
- Dining Room
- Shower Room
- Kitchen
- Rear Porch/Utility
- Bedroom One

- Bedroom Two
- Bedroom Three
- Bathroom
- Boiler Room
- Store

**Parking**

On the drive to the side of the property

**Garage**

Single garage with up and over door. Light and power connected.

**Garden**

Secure rear garden with pedestrian access.

**Council Tax Band - C**

**Services**

Mains Water, Electricity, Private Septic Tank, Oil Central Heating





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(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 <sub>2</sub> ) Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**Agents Note**

The internal photos are from when the property was holiday let prior to the current tenant moving in.

**Agents Note Two**

Our vendor has advised us that on the field to the North of Hendra House, there is a pre-application for a housing development consisting of 21 new homes including 13 affordable homes (with an age restriction) for social rental and shared ownership. Further information can be obtained from Cornwall Planning under reference PA23/00999/PREAPP

**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/>

**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.

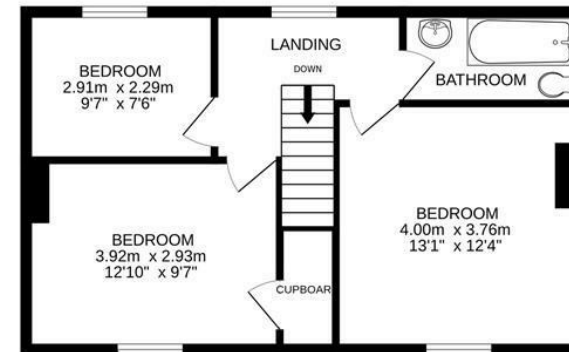
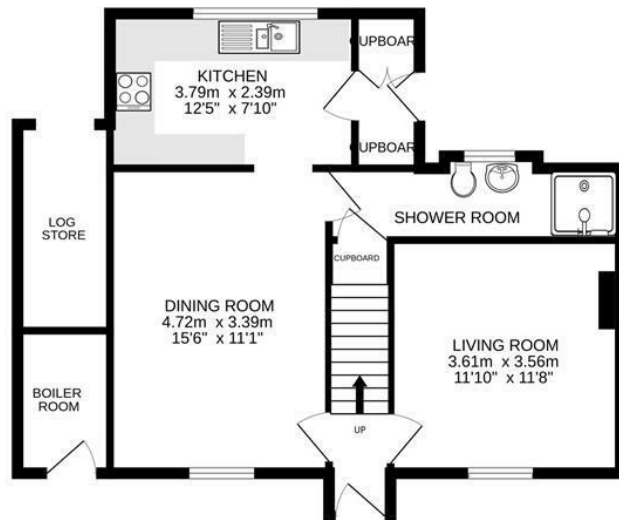
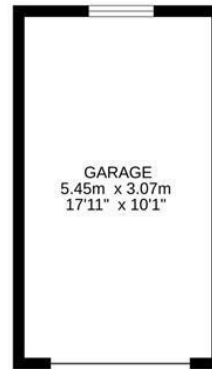
**Anti Money Laundering Regulations - Purchasers**

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.



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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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.

