

Joycelyn, Hendra Lane Ashton, TR13 9TT







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Welcome to this stunning property located on Hendra Lane in the charming town of Ashton near Helston. This beautifully presented and spacious family home offers a perfect blend of comfort and style. As you step inside, you are greeted by a warm and inviting atmosphere with one spacious reception room, four bedrooms, and two bathrooms providing ample space for the whole family. The flexible accommodation spread over two floors allows for versatile living arrangements to suit your needs.

Situated just a short walk away from the sea, this property offers the perfect opportunity to enjoy coastal living at its finest. The good-sized and well-manicured gardens provide a peaceful retreat where you can relax and unwind in the fresh sea air. Located in a sought-after area, this bungalow with dormer detached style is sure to impress those looking for a tranquil yet convenient lifestyle. Don't miss out on the chance to make this property your new home sweet home in the heart of Ashton, Helston.



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

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Guide price - £590,000

Location

Ashton is a super village location offering excellent access to the surrounding coast and countryside in particular nearby Praa Sands, Rinsey and Porthleven. Also almost equal distant between the larger towns of Helston and Penzance both of which offer a good range of day to day facilities.

Accommodation

Lounge kitchen dining room

26'3 x 21'9 max

Utility room

10'7 x 6'1

Bedroom

11'10 x 11'8 (13'5 into bay)

Bedroom

16' x 10'5 (11'7 into wardrobe)

Bedroom/Games room

16'5 x 16'1 (narrow to 11'3)

Bathroom

11'7 x 10'8 max (narrow to 3'6)

First floor reception room

22'3 x 19'11 (narrow to 8'8)

Master bedroom

15'8 x 14'10 (19'11 into bay)

Bathroom

7' x 5'9

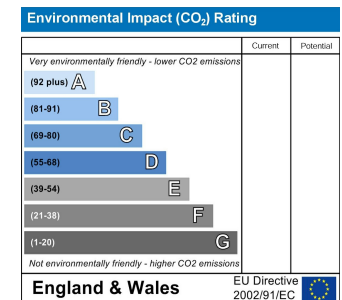
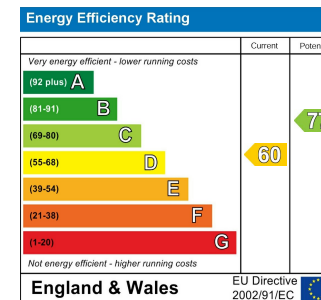
Outside

The gardens are a true delight and wonderful feature of this property. They have been painstakingly manicured by our clients, and now provide wonderful relaxing areas laid to lawn with well stocked ranges of flowers and plants. There is off road parking for several vehicles. Access around the whole of the property for maintenance.

Services

Mains water and electricity. Oil fired central heating, gas bottles for the oven hob. Private drainage.





Agents note

Please note that our clients have informed us that they are currently building a house across from the property, which they will in turn move into and live in themselves.

Agents note two

There is a pre-application for a housing development consisting of 21 new homes in the field behind a neighbouring property nearby, with a mixture of needs and tenures. Further information can be obtained from Cornwall Planning under reference PA23/00999/PREAPP.

Council Tax - Band B**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

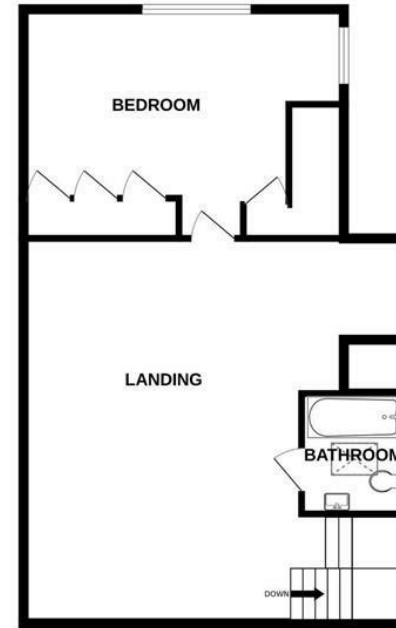
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR
1303 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR
736 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 2039 sq.ft. (189.4 sq.m.) approx.

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.

