

# 1 Lowarth Sevi

## Ashton, Cornwall TR13 9FL











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An exceptional new build home, thoughtfully designed and beautifully finished, offering light filled, generously proportioned accommodation throughout. The property occupies a good size plot and includes a detached garage/workshop together with a block paved driveway. Inside, the home has been crafted for both style and practicality. The heart of the house is its stunning open-plan living space, with bi-fold doors from both the dining and living areas opening directly onto a rear patio terrace — perfect for relaxed alfresco dining and entertaining. The high specification kitchen, complete with quartz worktops, is a real showpiece, while a separate utility room, cloakroom and excellent storage add welcome everyday convenience. All four bedrooms are comfortable doubles, with the principal suite providing a dressing area and en-suite shower room. The family bathroom is equally impressive, featuring a bath and separate shower. Set in a sought after location, the property enjoys easy access to the stunning local beaches of Rinsey, Porthleven and Praa Sands, as well as the surrounding countryside. Helston, Penzance, the A30 and wider transport links are all within easy reach, making this an ideal base for modern family life.



The Mather Partnership, Offices in Helston & Hayle

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**Guide Price - £599,950**

**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 an island unit that houses 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. As well as a space and cold water feed for an American style fridge freezer, there is also a useful pantry cupboard. 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.

**Outside**

The property enjoys a fabulous patio terrace to the immediate rear accessed from both the kitchen and living area with a generous area of lawn with fencing for privacy. 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 Area**

Our client advises that the gross internal floor area of 175sqm and the area of plot curtilidge 516sqm. Plus approximately 30sqm for the Cornish Hedge

**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.







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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 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		



**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.

**Council Tax - Band E****Services**

Mains electricity and water. Private drainage and air source heating. Solar Panels. Three phase installed with single phase connection at present.

**Agents Note**

Please be aware that planning has been granted to build a dwelling behind the garage. 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.

**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

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.



