

Ashdown Rinsey Croft

Ashton, TR13 9TW







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This charming three bedroom dormer detached bungalow with studio (offering a 4th double Bedroom) and WC offers spacious and versatile accommodation, complemented by stunning sea views to the front across the Cornish coastline. The main living areas are light and welcoming, with the dormer layout providing comfortable bedrooms and flexible space for a range of lifestyles.

To the rear of the property is a detached studio, featuring a bedroom area, WC and sitting space ideal for guests or a home office. The exterior is a real highlight, with extensive parking available at the back, along with a large rear garden filled with mature shrubs and plenty of room for outdoor enjoyment. The front garden is also well established, offering additional greenery and kerb appeal.

This unique home combines generous outdoor space, flexible accommodation and beautiful coastal outlooks, making it a fantastic opportunity in a desirable setting.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price £650,000

Location

Ashton is a super village 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

Entrance Porch
Utility room/Pantry
Utility room
Kitchen/Diner
Lounge
Bedroom
Bedroom
Shower room

Upstairs to
Master Bedroom with Ensuite bathroom

Studio

There is a studio, which was a former garage, this has been turned into a bedroom and sitting area with WC.

Parking

There is ample parking to the rear of the property.

Outside

To the front, the property features a patio area with a variety of mature shrubs, great for soaking up the sun, creating an attractive approach. The large rear garden offers excellent outdoor space, complete with mature shrubs and well established borders, providing a private and leafy setting.

Rights of Way

Our client has informed us that they have a right of way over the neighbouring property garden drive to access a side gate.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

Services

Mains water, electricity, oil-fired central heating, and private drainage.

Council Tax Band- C

What3Words

///blockage.triplied.decorate

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

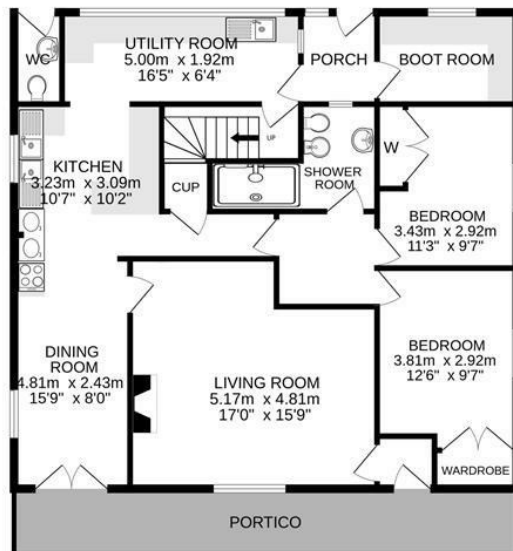
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

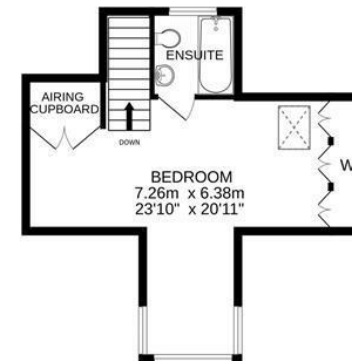
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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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.

