



Pennine Way Higher Lane, Ashton, TR13 9SA

£450,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

Pennine Way Higher Lane

- TUCKED AWAY LOCATION ON ITS OWN PRIVATE LANE
- INDIVIDUAL THREE BEDROOM DETACHED BUNGALOW
- PLUS ONE BEDROOM SELF CONTAINED ANNEXE
- DELIGHTFUL GARDENS & GROUNDS EXCEEDING A QUARTER OF AN ACRE
- WONDERFUL SETTING
- FREEHOLD
- COUNCIL TAX D
- EPC D56

Genuinely tucked away along its' own private lane and yet moments from the sought after village of Ashton, is this versatile, appealing and individual three bedroom detached bungalow, incorporating a self contained annex and being situated in delightful gardens and grounds exceeding a quarter of an acre.

Although situated just moments from the sought after village of Ashton and nearby coast at Rinsey, the property has an authentic rural feel to it, with neatly landscaped gardens and grounds providing a wonderful setting in which to relax and unwind. The rural feeling is enhanced with an animal husbandry area and wildlife pond likely to appeal to those who appreciate nature and outdoor living.

The adjacent self contained one bedroom annex adds exceptional versatility, whether for accommodating a dependent relative, welcoming visiting family, or generating an additional income. Well presented throughout, it features a generous studio style living space incorporating a double bedroom, with a well appointed shower room.

The bungalow offers comfortable living space with the lounge / dining room having a wood burning stove and a large window that frames the lovely outlook across the gardens and grounds. The fitted kitchen includes an 'Esse' electric Aga style cooker, the family bathroom is generously sized with a modern suite, whilst a snug / dressing room provides a flexible additional area leading through to the second bedroom. The master bedroom is a comfortable double with built in wardrobes. A sun room and adjacent sun terrace provide lovely vantage points to enjoy over the garden and grounds.

The accommodation in brief comprises an inner hallway, kitchen, lounge, bathroom, sun room, snug/dressing room, two bedrooms and an adjacent annex with a kitchen area, hallway and a bedroom studio with en suite shower room. The property benefits from oil fired central heating & double glazing.







The villages of Ashton and Breage, between them, provide well regarded public houses, a petrol station, primary school and post office. The popular coastal village of Praa Sands is also a short drive away with its sandy beach, public house and shops to cater for every day needs. The towns of Helston and Penzance provide more comprehensive amenities including national stores, restaurants, leisure centres with indoor swimming pools and both primary and secondary schooling. Penzance also benefits from mainline rail links to London Paddington from Penzance train station. The nearby Cornish fishing village of Porthleven is nearby and is a vibrant, picturesque fishing village and mainland Britain's most southerly port. The village is renowned for its many highly regarded restaurants, long beach, surfing, rugged coastline and cliff-top walks. Community groups are thriving within the village with sports' clubs and a prize-winning brass band which can be heard echoing around the harbour on many a summer's Sunday evening.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

KITCHEN 16' x 8' (4.88m x 2.44m)

Comprising a modern fitted kitchen with granite effect working top surfaces incorporating a stainless steel sink with drainer and Swan's neck mixer tap over, cupboards and drawers under and wall cupboards over. Spaces are provided for a freestanding fridge freezer, dishwasher, washing machine and an electric cooker (with chimney style hood over). There is an 'Esse' electric AGA style cooker, attractive black 'metro' style tiling, spotlighting, tiling to the floor, wall cupboard with electric consumer unit, a large window to the rear aspect and a part obscure glazed door to the side.

INNER HALLWAY

'L shaped' with recessed spotlighting, wood effect flooring, loft hatch to roof space and doors off to bedrooms one & two, dressing room / snug, bathroom, kitchen, sun room and lounge.

LOUNGE / DINING ROOM 17'8" x 11'9" (5.38m x 3.58m)

Light and welcoming with a sunny outlook over the landscaped garden and grounds. There is a contemporary fireplace with a polished slate hearth, matching surround and a woodburning stove, all providing a lovely focal point for the room. The room has a large window to the front aspect, attractive wall lights and pendant lighting.

SUN ROOM 16'9" x 8'4" (5.11m x 2.54m)

A light filled room with an array of windows, a sliding door opening out into the garden, courtesy light, coat hanging rail, linoleum flooring and door to annex hallway.

BEDROOM ONE 11' x 9'9" (inc built-in wardrobes) (3.35m x 2.97m (inc built-in wardrobes))

Double bedroom with wood effect flooring, internal window to conservatory and twin wardrobes with louvred doors, hanging rails and storage cupboards over.

SNUG / DRESSING ROOM 9'7" x 8'2" (2.92m x 2.49m)

With recessed spotlighting, internal rectangular feature window and door to

BEDROOM TWO 9'6" x 8'4" (2.90m x 2.54m)

With recessed spotlighting, internal feature window and window to side aspect.

BATHROOM

Of generous proportions with fitted suite comprising a low-level w.c, pedestal wash hand basin, shower cubicle with door and electric shower and a panelled bath. There is tiling to the floor and walls, an obscure glazed window to the side aspect, an extractor, recessed spotlighting and a door to the airing cupboard with storage shelving.

ANNEX

Attractive feature glazed entrance door to inner hallway.

INNER HALLWAY

With spotlighting, an 'open' coat hanging rail/wardrobe and doors off to annex studio and kitchen area

KITCHEN AREA 11'9" x 6'6" (3.58m x 1.98m)

Having a polished working top surface incorporating a one and a half bowl sink with drainer and mixer tap over, tiled splash-backs, base cupboards under with a wall unit over. There is a pantry style cupboard with shelving, space for a fridge freezer, a spotlighting arrangement, extractor, loft hatch to roof void, Grant oil fired boiler and a window to the rear aspect.

ANNEX STUDIO 15'2" x 13'3" (max measurement) (4.62m x 4.04m (max measurement))

A light and spacious dual aspect room with wall lights, pendant lighting and windows to the side and front garden. Door to ensuite shower room

EN SUITE SHOWER ROOM

Nicely appointed with a stylish white fitted suite comprising a low-level w.c, pedestal wash hand basin and a generous walk-in shower enclosure with curved door and attractive glass shelving, playing host to a thermostatic shower with mosaic style tile surround. There is a white ladder style heated towel rail, mirrored medicine cabinet, extractor, recessed spotlighting, white tiling to the walls, a tiled floor and an obscure glazed window to the side aspect.

OUTSIDE

Approached along a private stone chipped driveway, a gated access opens out into an off-road parking area with a bespoke engineered turning circle (not known if in working order).

A real highlight of the property are the generous landscaped gardens and grounds, which extend to in the region of a quarter of an acre and enjoy a lovely sunny outlook. With large expanses of lawn and mature raised beds hosting a range of specimen plants and flowers, the gardens enjoy reasonable degrees of privacy and provide a number of areas in which to sit out and relax. There is an appealing animal husbandry area with an attractive wildlife pond which can be viewed from the raised sun patio, providing a lovely outlook across the gardens. Practicalities are catered for with the provision of a shed, log & recycling store, outside tap and a further patio area which could equally form a base for a substantial shed or workshop. Pathways lead conveniently around each side of the residence.

SERVICES

Mains electricity and water. Private Drainage.

AGENTS NOTE ONE

We are advised that the property benefits from private drainage by way of a septic tank.

COUNCIL TAX BAND

Council Tax Banding D.

WHAT3WORDS

removable.blizzard.scans

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band D.





DATE DETAILS PREPARED.

5th May 2026.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

PROOF OF FINANCE - PURCHASERS

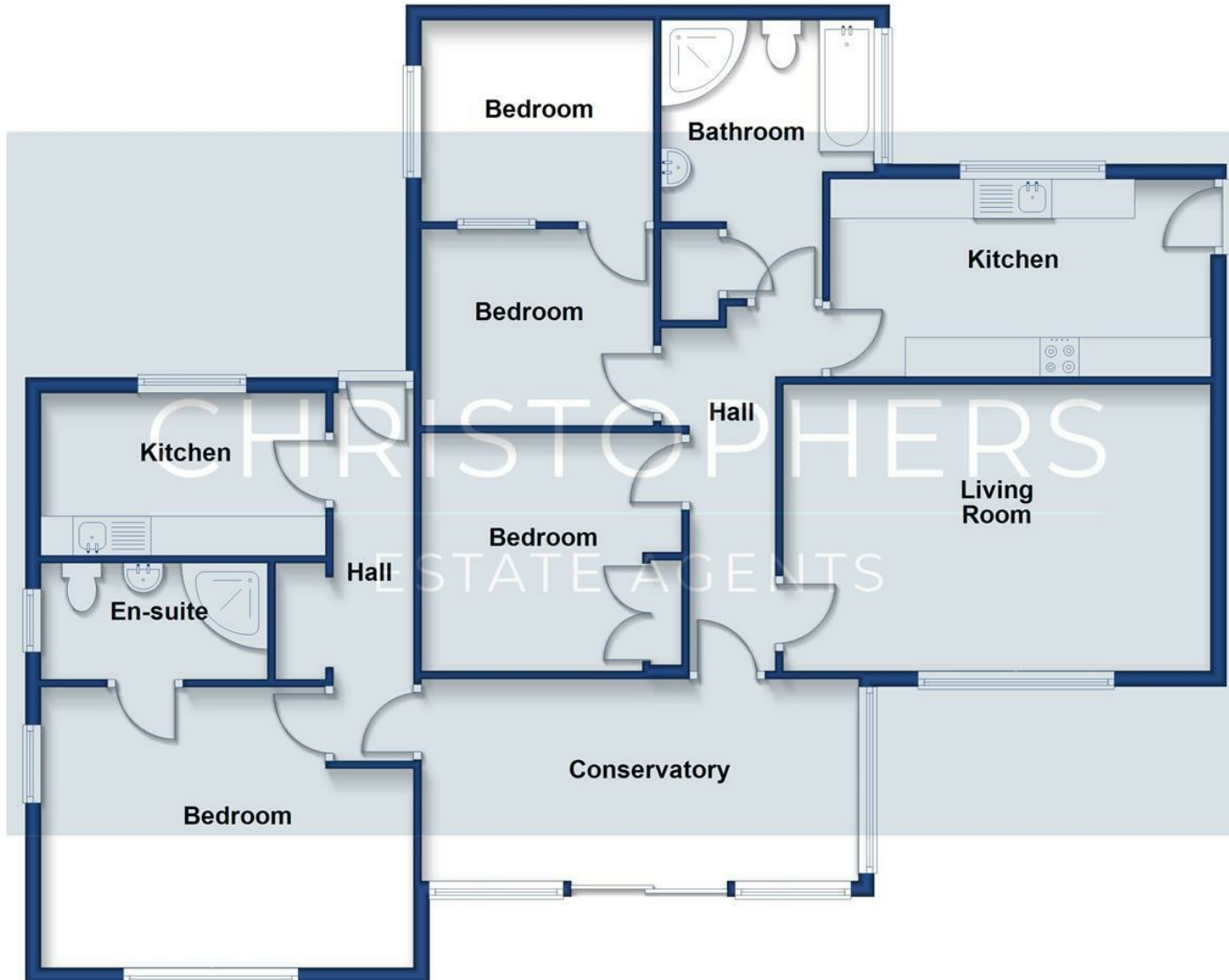
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

WORLD HERITAGE SITE

The property is situated in a World Heritage Site.



Ground Floor
Approx. 126.4 sq. metres (1360.2 sq. feet)



Total area: approx. 126.4 sq. metres (1360.2 sq. feet)



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		56	68
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fixtures and fittings cannot have their accuracy guaranteed for intending purchasers. Lesser details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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