

# CHRISTOPHERS

ESTATE AGENTS

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Released for pre-launch marketing, this exceptional individual four bedroom home is currently nearing completion and we are advised, will be move-in ready this summer.

Designed for modern living, the property features a beautifully light open plan kitchen, dining and living space, fitted with a stylish neutral kitchen and two sets of double doors opening onto the rear garden. The ground floor also offers a separate study, utility room and cloakroom. Built with energy efficiency in mind, the home also benefits from air source heating and solar panels.

Upstairs are four well proportioned bedrooms and a contemporary family bathroom. A standout feature is the impressive balcony, accessed from both the master en-suite bedroom and second bedroom, offering a wonderful place to relax and enjoy the surroundings.

Outside, the rear garden will be laid mainly to lawn with a patio, while two private parking spaces complete the property.

Located in the popular village of Ashton, the property is within easy reach of a range of beautiful beaches, including Hendra just down the road, whilst also being conveniently positioned for Porthleven, Helston and Penzance, making it an ideal base for families and active retirees alike.

Early viewings are available now.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

##### COMPOSITE DOOR TO

##### HALLWAY

With doors to various rooms, useful cupboard and stairs rising to the first floor.

##### CLOAKROOM 1.88M X 1.40M (6'2" X 4'7")

With obscured window to front to be fitted with a low level W.C. and vanity unit offering storage and featuring stylish bowl style basin with mixer tap.

##### STUDY 2.31M X 1.57M MINIMUM (7'7" X 5'2" MINIMUM)

With window to front.

##### UTILITY ROOM 2.46M X 2.24M (8'1" X 7'4")

With exterior door to side to be fitted with base and wall units with work surface and sink, space and plumbing for washer/dryer machine.

##### OPEN PLAN LIVING SPACE 7.62M X 4.57M OVERALL MEASUREMENTS (25' X 15' OVERALL MEASUREMENTS)

A fantastic light and airy triple aspect open plan living space with two sets of double doors to rear accessing the garden and windows to both sides.

##### KITCHEN AREA

To be fitted with a stylish two tone modern neutral and oak effect kitchen comprising of base and wall units with deep pan drawers and work surfaces over with composite sink and drainer with mixer tap, integrated oven and hob, a dishwasher and fridge freezer.

##### FIRST FLOOR

##### LANDING

With loft access and doors to various rooms.

##### MASTER BEDROOM 3.25M X 3.15M (10'8" X 10'4")

A fabulous master bedroom with double doors leading to balcony offering views across the garden towards the sea in the distance, radiator and pocket door to

##### EN SUITE 1.98M X 1.12M (6'6" X 3'8")

With shower offering a mixer shower with drench head and hand held wand, low level W.C. and vanity unit in light oak with stylish bowl style basin and mixer tap, chrome effect contemporary style ladder radiator and Velux style window.

##### BEDROOM TWO 3.51M X 2.92M (11'6" X 9'7")

With double doors to rear accessing the balcony and vertical radiator.

##### BEDROOM THREE 3.07M X 2.84M (10'1" X 9'4")

With radiator and window to front.

##### BEDROOM FOUR 3.05M X 2.34M (10' X 7'8")

With radiator and window to front offering rural views.

##### FAMILY BATHROOM

To be fitted with a suite comprising of a shower bath with mixer shower with drench head and hand held wand, bowl style wash hand basin in light oak effect vanity unit with storage and low level wc.

##### OUTSIDE

To the front of the property there are two private off road parking spaces there is also a turning area which is shared with Elm Cottage. The main gardens lie to the rear of the property they are a particular feature being of good size and offering a good degree of privacy. There will be a generous patio area accessed from the open plan living space whilst beyond this there will be a level lawned garden. The gardens will be enclosed by fencing and Cornish stone walling with privacy and shade offered by mature trees.

##### SERVICES

Mains electricity, water, private drainage and air source heating which is underfloor to the ground floor and radiators to the first floor.

##### AGENTS NOTE ONE

Please be aware that there is slight restricted head height in places in the first floor bedrooms. Please also be aware there is an area of land to the rear of the garden which we understand has planning consent which can be viewed on the online planning register under reference PA\*\*\*\*\* The owner informs that the local residents are in the process of trying to purchase this land as a community garden space.

##### AGENTS NOTE TWO

Please be aware that the floorplan has been provided as a guide and is not an exact representation of the final layout.

##### WARRANTY

The property will be offered with the benefit of an architects certificate.



#### 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 not yet allocated.

#### DATE DETAILS PREPARED.

9th July 2026.

#### WHAT3WORDS

strikers.beaten.cares

#### 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.

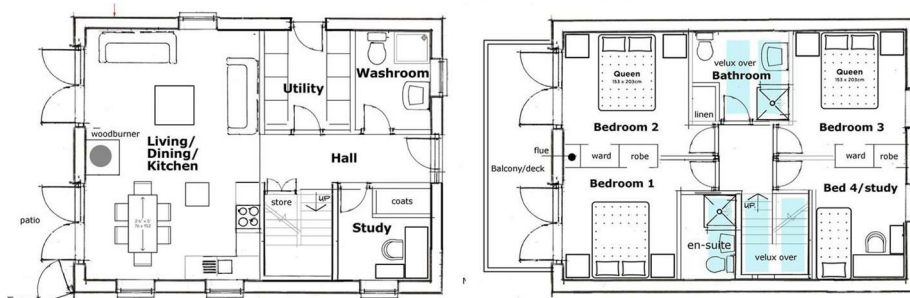
#### INTERNAL SPECIFICATION

Property will be fitted with LVT flooring to the ground floor and carpets in a neutral tone to the stairs and first floor. Kitchen to be fitted with neutral base units and light oak wall units with electric oven and hob, full size dishwasher and fridge freezer.

#### EXTERNAL SPECIFICATION

Anthracite composite front door and black UPVC windows and doors, exterior clad in larch. 5m x 1.8 meter balcony enclosed with frameless glass with black metalwork. 14 solar panels.

# GWEL MOR HENDRA LANE, ASHTON, TR13 9SU PRICE GUIDE £475,000



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OFFICES AT  
**Helston** 5 Wendron Street, Helston TR13 8PT  
E: [property@christophers.uk.com](mailto:property@christophers.uk.com) - T: 01326 565566

**Porthleven** Fore Street, Porthleven TR13 9HJ  
E: [porthleven@christophers.uk.com](mailto:porthleven@christophers.uk.com) - T: 01326 573737

