



**1 Prospect Row, Ashton, TR13 9RR**

**£350,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# 1 Prospect Row

- SPACIOUS THREE BEDROOM END OF TERRACE COTTAGE
- CHARM & CHARACTER
- SOUGHT AFTER VILLAGE LOCATION
- GENEROUS ESTABLISHED REAR GARDEN WITH PATIO & DECKING
- AMPLE OFF ROAD PARKING FOR SEVERAL VEHICLES
- CHARACTER FEATURES INCLUDING EXPOSED STONE WALLS & BEAMED CEILINGS
- OIL FIRED CENTRAL HEATING & DOUBLE GLAZING
- FREEHOLD
- COUNCIL TAX B
- EPC







Situated in the rural Cornish village of Ashton, this spacious three bedroom end of terrace cottage is full of charm and character. Benefiting from oil fired central heating and double glazing, the property retains a wealth of character features, including exposed stone walls and beamed ceilings.

The outside space is a particular highlight of the home. To the front, there is a pleasant, low maintenance hard landscaped garden and ample off road parking for several vehicles. The generous rear garden is beautifully established with a variety of mature plants and shrubs, together with a large lawned area, creating an attractive outdoor space for families and keen horticulturists alike.

Additional features include two useful storage sheds, a patio area, and a decked area providing a lovely setting for alfresco dining and outdoor entertaining. In brief, the accommodation comprises a sun room, lounge/diner and completing the ground floor a kitchen. On the first floor is a W.C., bathroom and three bedrooms. From the first floor stairs ascend to a loft space/hobbies room.

Ashton is a village that sits between the market town of Helston and the historic village of Marazion. It is situated approximately two and a half miles from the sandy beach at Praa Sands and approximately three miles from the popular fishing village of Porthleven. The village itself has its own public house and there are primary schools in the neighbouring villages of Breage and Germoe. More extensive amenities can be found in the market town of Helston which is approximately four and half miles in distance. Ashton provides bus links, with a regular service to Penzance, Porthleven, Helston and Falmouth. National railway links can be found at Penzance.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

##### STABLE STYLE DOOR TO

##### SUN ROOM 13'6" x 5'9" (4.11m x 1.75m)

A dual aspect room with tiled floor, partially exposed stone walls and door to

##### LOUNGE/DINER 20'6" x 13'9" (6.25m x 4.19m)

A fabulous open plan room with characterful beamed ceiling, exposed stone walls and a feature fireplace housing a multi-fuel burner. There are stairs to the first floor and opening to

#### KITCHEN/DINER 14' x 8' (4.27m x 2.44m)

Comprising working top surfaces incorporating a Belfast sink with mixer tap over, cupboards and drawers under and wall cupboards over. There is a built-in double oven with hob and hood over and space for a washing machine, space for a free standing fridge freezer. The room houses the boiler, has a beamed ceiling and an outlook to the rear garden. Door to the outside.

#### STAIRS AND LANDING

With doors to all bedrooms, airing cupboard, bathroom, stairs to the hobbies room/loft area and door to

#### W.C.

Comprising a close coupled W.C., wall mounted wash basin.

#### BATHROOM

A stylish suite comprising a bath with mixer tap and shower over, a W.C. with concealed cistern, wash basin with mixer tap over and cupboards under. There is a frosted window to the side and a towel rail.

#### BEDROOM ONE 12' x 10'3" (3.66m x 3.12m)

With outlook to the front and having distant sea glimpses over other properties. There is a recessed wardrobe area and a wash basin vanity unit with mixer tap over and cupboards under.

#### BEDROOM TWO 8' x 7'3" plus door recess (2.44m x 2.21m plus door recess)

With outlook over the rear garden.

#### BEDROOM THREE 8' x 6'9" plus door recess (2.44m x 2.06m plus door recess)

With outlook over the rear garden.

#### STAIRS

Stairs scend to

#### HOBBIES ROOM/LOFT AREA

A useful additional space with skylights. The loft space has limited headroom.

#### OUTSIDE

The outside space is a real feature of this residence with parking for a number of vehicles. To the front of the property is a hard landscaped garden area whilst to the rear is a very good size garden which is mainly laid to lawn and boasts well established plants and shrubs. There is a patio area and a decking area which would seem ideal for alfresco dining. The garden has two useful storage sheds and I am sure the outside space will win favour with prospective purchasers.

#### AGENTS NOTE

We are advised that the property is split over two titles with an area to the side of the property which provides additional parking to the property being owned on a possessory title.





#### **AGENTS NOTE TWO**

We are advised that there is a pedestrian right of way over the property in favour of the neighbouring residences in the terrace and runs down the side and around the back.

#### **AGENTS NOTE THREE**

We are advised that the property has private drainage.

#### **SERVICES**

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

#### **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 B.

#### **DATE DETAILS PREPARED.**

8th July 2026.

#### **WHAT3WORDS**

mild.amending.automatic

#### **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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens, as well as fences and other details cannot have their accuracy guaranteed for intending purchasers. Lease 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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