

Brean - Down Main Road, Ashton, Breage, TR13 9SD

£150,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Brean - Down Main Road

- DETACHED BUNGALOW IN NEED OF RENOVATION
- GENEROUS PLOT WITH HUGE POTENTIAL
- GREAT OPPORTUNITY SUITABLE FOR CASH BUYERS
- DISTANT COASTAL VIEWS
- POTENTIAL FOR TWO DWELLINGS, SUBJECT TO PLANNING
- CLOSE TO HELSTON, PENZANCE & PORTHLEVEN
- FREEHOLD
- COUNCIL TAX C
- EPC G11







An Exciting Opportunity with Coastal Views and Huge Potential

A rare and exciting opportunity to create something truly special in a sought-after West Cornwall location. This detached bungalow is now in a dilapidated condition and, realistically, offers the chance to start again, with a generous plot and some far reaching coastal views providing an inspiring backdrop.

Whether you are looking to create your own dream home or a developer seeking an exciting project, the site offers plenty of potential, with the possibility of exploring the creation of two dwellings, subject to any necessary planning and other consents.

The property enjoys good access and is ideally positioned in Ashton, close to Helston, Penzance and the ever popular Porthleven, with the stunning coastline and surrounding countryside all within easy reach.

With its generous plot, sea views, convenient location and scope to completely transform the site (subject to an necessary consents), this is an opportunity not to be missed.

For those with vision, this could be the start of something very exciting.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE VESTIBULE
With part glazed door to

HALLWAY
With night storage heater and doors to various rooms.

SITTING ROOM 14'9" x 10'9" (4.50m x 3.28m)
With window to front, night storage heater and fireplace.

DINING ROOM 10'9" x 10'3" (3.28m x 3.12m)
With night storage heater, window to side, radiator and door to

INNER HALLWAY
With door to kitchen, door to side porch and open plan to

SUN ROOM 12'7" x 5'1" (3.84m x 1.55m)
WIth windows to side and rear.

KITCHEN 12'9" x 7'5" maximum (3.89m x 2.26m maximum)
With window to rear, part tiled walls, stainless steel sink and drainer, space and point for cooker and space for washing machine, night storage heater and door to

PANTRY 3'7" x 2'3" (1.09m x 0.69m)
With window to side.

BEDROOM ONE 15' max x 10'9" (4.57m max x 3.28m)
With window to front, night storage heater and built-in cupboard.

BEDROOM TWO 11'9" x 9' (3.58m x 2.74m)
With window to side, night storage heater and two built-in wardrobes.

BATHROOM 8'9" x 7'9" (2.67m x 2.36m)
With frosted window to rear, bath with tiled surround, pedestal wash hand basin, low level W.C. and airing cupboard.

OUTSIDE
The property occupies a generous plot and to the front is a driveway offering off road parking and there is also an area of garden stocked with trees and shrubs which is largely overgrown. To the rear is a further area of garden again stocked with a variety of planting but being largely overgrown.

OUTHOUSE 24'3" x 14' (7.39m x 4.27m)
With corrugated roof, windows to side and rear.

There are far reaching sea views from the rear and a concrete driveway offers rear access and provides for further parking and leads to













GARAGE 17'3" x 8'2" (5.26m x 2.49m)
Dilapidated garage with corrugated roof.

AGENTS NOTE ONE
Please be advised that there is a strip of land approximately 5 meters wide that runs alongside the rear driveway that is included within the sale. A plan is available on request.

AGENTS NOTE TWO
We would suggest that this would be suitable for cash buyers. The owners have informed us that the property is 'sold as seen'.

SERVICES/UTILITIES
Mains water and electricity. Private drainage and septic tank.

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 C.

DATE DETAILS PREPARED.
25th August 2026.

WHAT3WORDS
basis.loaning.freed

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.

FLOOD RISK
River & Sea Very Low Surface Water Very Low.

Ground Floor

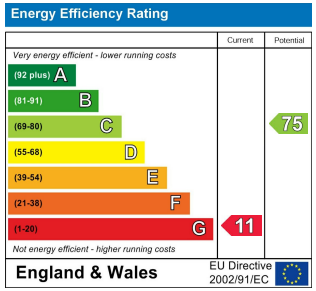
Approx. 87.7 sq. metres (944.1 sq. feet)



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Total area: approx. 87.7 sq. metres (944.1 sq. feet)

PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS



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 tenure and lease 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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