CHRISTOPHERS

ESTATE AGENTS







Situated in the Cornish village of Ashton, this brand new four bedroom detached residence presents an excellent opportunity to acquire a contemporary family home crafted by a highly regarded local developer. Designed with modern living at its core, the house features an energy efficient air source heat pump, solar panels, under floor heating on the ground floor and double glazing, delivering exceptional comfort alongside low running costs. The property enjoys sea glimpses from the ground and first floor.

The ground floor welcomes you through inviting entrance hall, leading into a dual aspect lounge perfect for everyday family relaxation. At the heart of the home lies an open plan kitchen, dining area, thoughtfully designed as the primary hub for cooking, dining and entertaining. This level is completed by a dedicated utility room positioned conveniently off the kitchen, as well as a ground floor cloakroom.

Ascending to the first floor, the master bedroom has its own en suite facilities and there are three further well portioned bedrooms providing a versatile space for family, guests or a home office. Completing the first floor is a family bathroom.

Outside, the property sits within pleasant grounds featuring gardens to both the front and rear and a parking area provides parking for a number of vehicles. Situated at the front of the property is the addition of a semi-detached garage.

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)

COVERED ENTRANCE AREA
Door to

HALL
With door to the W.C., kitchen/diner, turning staircase to the first floor and door to

LOUNGE 6.02M X 3.58M (19'9" X 11'9")
A dual aspect room with outlook to the front and side and bifold doors open onto the front garden.

W.C.
Comprising a W.C. and wash basin.

KITCHEN/DINER 6.02M X 3.20M (19'9" X 10'6")
A dual aspect room with outlook to the side and French doors to the rear garden. A stylish contemporary kitchen comprises attractive working top surfaces incorporating a one and a half bowl sink unit with mixer over, cupboards and drawers under and wall cupboards over. An array of built-in appliances include two ovens, fridge freezer, hob and a dishwasher. Opening to

UTILITY ROOM 2.36M X 2.21M MINUS CUPBOARD AREA (7'9" X 7'3" MINUS CUPBOARD AREA)
Comprising a working top surface incorporating a one and half bowl sink drainer with mixer tap over, cupboards under and wall cupboards over. There is space for a washing machine and space for a tumble dryer. The room has cupboard which houses a water tank. There is also a door to the outside.

STAIRS AND LANDING
Having a built-in cupboard and doors to all bedrooms, access to the loft and door to

FAMILY BATHROOM
Having an obscured window to the side and providing a modern bathroom suite.

BEDROOM ONE 3.73M X 3.20M (12'3" X 10'6")
With outlook to the rear and door to

EN SUITE
With obscured window to the rear and having a modern suite.

BEDROOM TWO 3.43M X 3.35M (11'3" X 11')
With outlook to the front.

BEDROOM THREE 4.72M X 2.44M MINUS DOOR RECESS (15'6" X 8' MINUS DOOR RECESS)
With outlook to the front.

BEDROOM FOUR 3.43M X 2.21M (11'3" X 7'3")
Having an obscure window to the side.

OUTSIDE
The outside space is a real feature of the property with pleasant gardens to the front and rear. To the front of the residence is a semi-detached garage and there is a parking for a number of vehicles. EV vehicle charger.

AGENTS NOTE ONE
This property is currently under construction and we are advised that completion is expected for early 2027. There is one other property also next door by the same developer.

AGENTS NOTE TWO
The residence has private drainage which is shared with the neighbouring property.

AGENTS NOTE THREE
The property is access via a shared private road, a share of any required repairs to be paid by each property using the access road.

AGENTS NOTE FOUR
CGI images for the interior of the property.

WHAT3WORDS
slave.adhesive.clerics

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

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/

DATE DETAILS PREPARED.
19th October 2026.

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.

PLOT 2 LAND ADJACENT TO GOON RINSEY FARM, ASHTON, TR13 9SR
PRICE GUIDE £450,000

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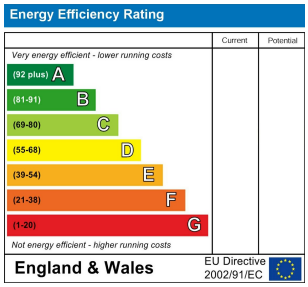


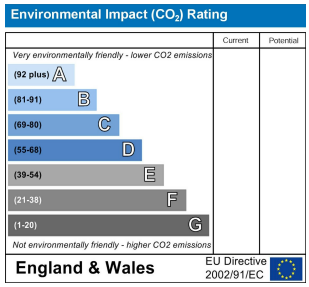


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