

Hendra House Hendra Lane, Ashton, TR13 9TT

£395,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Hendra House Hendra Lane

- CHARMING THREE BEDROOM DETACHED COTTAGE
- SOUGHT-AFTER VILLAGE LOCATION IN ASHTON
- CHARACTER FEATURES INCLUDING EXPOSED STONEWORK AND BEAMS
- COSY LOUNGE WITH WOOD BURNING STOVE
- MODERN KITCHEN, UTILITY ROOM AND TWO BATHROOMS
- DRIVEWAY PARKING, GARAGE AND ENCLOSED REAR GARDEN
- FREEHOLD
- COUNCIL TAX C
- EPC D64

Tucked along a country lane in the sought-after village of Ashton, this charming three bedroom, double fronted detached cottage is conveniently situated for access to the South West Coast Path and the delightful, rugged coastline beyond.

Light and vibrant, the home offers a warm and welcoming atmosphere throughout, with white washed exposed stonework, white beamed ceilings, exposed floorboards and a pleasing blend of traditional features and modern comforts.

Well proportioned and enjoying a sunny outlook the charming ground floor has a cosy lounge with a feature white washed stone wall, wood flooring and a local stone fireplace housing a wood burning stove, ideal for cosy evenings after a coastal walk. Across the hall, the dining room enjoys the same characterful stonework and beams, and opens directly into the modern fitted kitchen, equipped with a good range of cupboards, drawers, and integrated appliances.

A useful utility room, together with a nicely appointed downstairs shower room with a generous walk-in shower, completes the ground floor picture.

Upstairs, attractive exposed floorboards run through the landing and all three bedrooms. Both double bedrooms benefit from built-in wardrobes and views towards the sea in the distance. The third bedroom is a versatile space, ideal as a single room, home office or nursery, and is complemented by a family bathroom with a modern white suite and overhead shower.

Outside, the front has an established bed with shrubs & plants, whilst an adjacent driveway provides off road parking for a number of vehicles. The driveway leads on to the garage, alongside which, a gate opens out into the well tended rear garden. A real highlight the garden is neatly enclosed by fencing and Cornish hedging and enjoys a pleasant rural outlook to the rear. Largely laid to lawn and relatively level, it features raised beds and a stone chipped patio which would seem a lovely spot in which to relax and enjoy afternoon and evening sunshine.







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)

Part glazed UPVC door to

ENTRANCE HALL

With attractive white washed exposed stonework, part stone flooring, opening to staircase and doors off to dining room and

LOUNGE 11'10" x 10'10" (3.61m x 3.30m)

A lovely room full of character with a white washed feature stone wall, wood flooring, white painted beams, recessed lighting and a local stone fireplace and surround with hearth housing a woodburning stove. Window to front aspect with window seat beneath.

DINING ROOM 15'1" x 11'1" (4.60m x 3.38m)

A light and welcoming room with wood flooring, white beamed ceiling, recessed lighting, white washed exposed stonework and a window to the front aspect with window seat beneath. Opening to kitchen and door to.

SHOWER ROOM 14'7" x 3'2" (4.45m x 0.97m)

With a white suite comprising a low-level w.c with concealed cistern, mounted wash hand basin with mixer tap over and a generous walk-in shower cubicle, with easy clean surfaces, housing a thermostatic shower with rain forest style drencher head over. The room is complimented by a white ladder style heated towel rail, slate effect vinyl flooring, white beamed ceiling, recessed lighting and an obscure glazed window to the rear aspect. Door to under stairs storage cupboard.

KITCHEN 12'3" x 7'9" (3.73m x 2.36m)

A well equipped modern fitted kitchen with polished granite effect working top surfaces incorporating a one and a half bowl composite sink unit with drainer and Swan's neck mixer tap over and a Hotpoint electric hob with hood over. There are a useful range of cupboards and drawers, carousel and pull out shelving units with matching wall cupboards and display units over. Integrated appliances include a Hotpoint electric oven, a fridge and a freezer. Recessed lighting, white washed exposed stonework, slate effect linoleum flooring and a large window with a pleasant outlook over the rear garden. Door to.

UTILITY ROOM 3'9" x 3'1" (1.14m x 0.94m)

With louvered door to storage cupboard with coat hanging rail and shelving, open recessed storage area with shelving and space for a washing machine. Continuation of the slate effect linoleum flooring and a part glazed service door to the rear patio.

A staircase rises to the first floor

FIRST FLOOR

LANDING

With white balustrade, attractive exposed wooden floorboards, window to rear aspect, positive pressure ventilation (PPV) system and doors off to all three bedrooms and the family bathroom.

BEDROOM ONE 12'9" x 12' (3.89m x 3.66m)
A comfortable double bedroom with exposed floorboards, decorative fireplace, built-in wardrobe with hanging rail and storage and window to front aspect with distant sea views.

BEDROOM TWO 12'7" x 9'5" (3.84m x 2.87m)
Double bedroom with built-in wardrobe with hanging rail and storage, exposed floorboards and window to front aspect with outlook towards fields and sea views beyond.

BEDROOM THREE 9' x 7'5" (2.74m x 2.26m)
With exposed floorboards and window to rear aspect.

BATHROOM
Fitted bathroom suite comprising a low-level w.c, pedestal wash hand basin with Swan's neck mixer tap over and an open-ended bath with thermostatic shower with rain forest style drencher head and shower curtain rail over. There is a white ladder style towel rail, attractive white tiling to the walls, mirrored medicine cabinet, extractor, stylish patterned vinyl flooring and an obscure glazed window to the side aspect.

OUTSIDE
There are two loose chipped areas to the front of the property, beds with established shrubs and plants and a driveway with off road parking for a number of vehicles.

GARAGE 17'11" x 10' (5.46m x 3.05m)
With up and over door, window to rear aspect, power and light.

GARDENS
A real feature of the property are the gardens to the rear which are neatly enclosed by fencing and Cornish hedging with a pleasant rural outlook beyond. Laid largely to lawn and being relatively level, the well tended garden has a stone chipped patio area with raised beds and would seem a suitable place in which to sit out and enjoy afternoon and evening sunshine. A pathway leads to the side where there is a boiler room and attached timber storage area.

SERVICES
Mains electricity & water. Private drainage and oil fired central heating.

AGENTS NOTE ONE
We are advised that Permission in Principle has been granted for the erection of a maximum of six affordable led dwelling houses on the field lying to the North of the property. Further details are available on the Cornwall Planning Portal under Ref: PA25/08905.

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.

WHAT3WORDS
stop.shameless.neutron

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

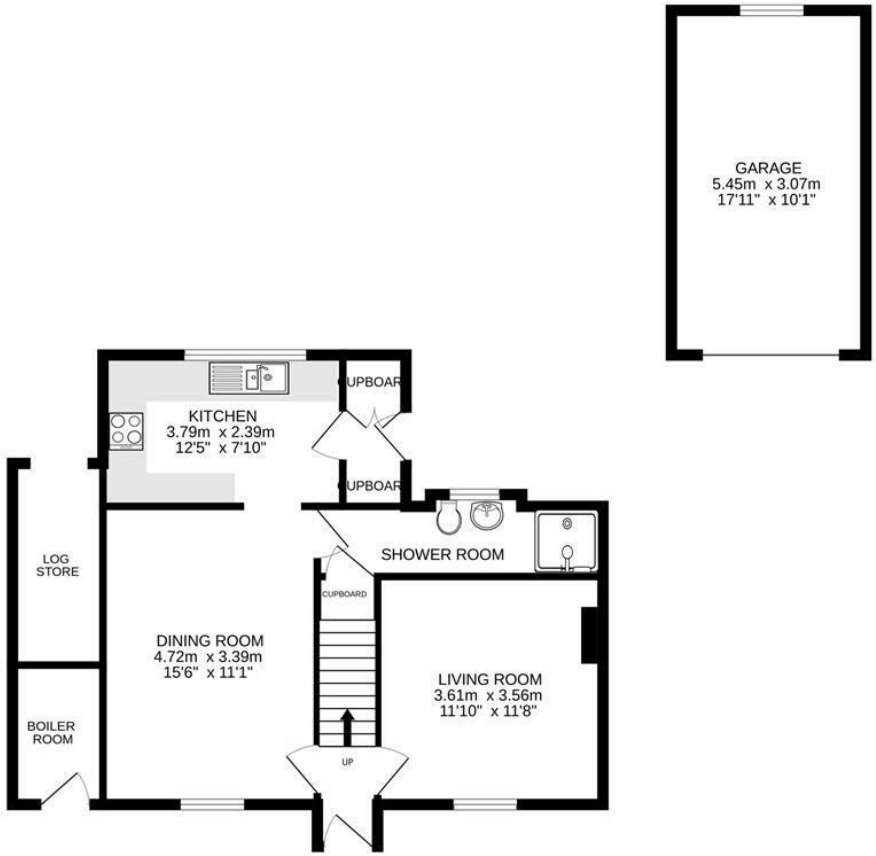
River & Sea Very Low Surface Water Very Low.

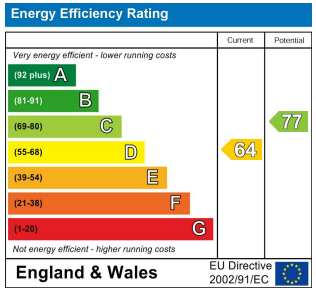
DATE DETAILS PREPARED.

15th October 2026.

GROUND FLOOR

1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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