

Elvan Cottage, 5 Fore Street, Ashton, TR13 9RN

£250,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Elvan Cottage, 5 Fore Street

- TWO BEDROOM SEMI-DETACHED CHARACTER COTTAGE
- SITUATED IN THE CORNISH VILLAGE OF ASHTON
- BEAMED CEILINGS & EXPOSED STONE WALLS
- IMPRESSIVE INGLENOOK FIREPLACE TO THE LOUNGE/DINER
- GATED OFF-ROAD PARKING FOR SEVERAL VEHICLES
- ENCLOSED REAR GARDEN WITH ESTABLISHED PLANTS & SHRUBS
- CONVENIENTLY LOCATED ON THE A394 BETWEEN HELSTON & PENZANCE
- FREEHOLD
- COUNCIL TAX C
- EPC F36

Situated in the Cornish village of Ashton, this delightful two bedroom semi-detached cottage fronts onto the A394 which is the main road from Helston to Penzance. The characterful residence, features beamed ceilings, an impressive inglenook fireplace and exposed stone walls creating a real sense of charm.

To the front, gated parking provides space for several vehicles whilst to the rear, a pleasant enclosed garden offers a beautiful retreat with a variety of well established plants and shrubs.

In brief, the accommodation comprises an entrance porch, lounge/diner, kitchen, hall and completing the ground floor a shower room. On the first floor are two bedrooms.

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)

DOOR TO

PORCH

A triple aspect room with a tiled floor and exposed stone walls. Door to

LOUNGE/DINER 21' x 10'6" (6.40m x 3.20m)

Characterful room with beamed ceiling which is low in places at approximately 6'. The room has partially exposed stone walls and an impressive inglenook fireplace acts as a focal point for the room with hearth housing a wood burner. There is an outlook to the front, stairs to the first floor, built-in cupboard and door to

KITCHEN 11'3" x 8'9" (3.43m x 2.67m)

With outlook to the rear garden. There are working top surfaces incorporating a sink unit with drainer and mixer tap over, space for a washing machine, oven and space for a free standing fridge freezer. The room has partially tiled walls. Door to

REAR HALL

With door to the outside and two built-in cupboards, one of which housing the boiler which we are advised is nearing the end of its useful life. Step up and door to

SHOWER ROOM

Comprising a shower cubicle, close coupled W.C. and a pedestal wash basin. There is a tiled floor, tiled walls, heated towel rail and a frosted window to the rear.

STAIRS AND LANDING

Door to

BEDROOM ONE 11' x 10'3" (3.35m x 3.12m)

With outlook to the front and having sea glimpses over other properties.

BEDROOM TWO 9'3" x 10'9" narrowing to 8'6" (2.82m x 3.28m narrowing to 2.59m)

With outlook to the front, sea glimpses over other properties in the distance and there are built-in wardrobes along with two built-in cupboards.

OUTSIDE

To the front of the property is a good size parking area for a number of vehicles which is stone chipped for ease of maintenance and an abundance of shrubs. To the rear of the property is a pleasant enclosed rear garden which again has an abundance of shrubs, a useful shed and a pleasant patio area which would seem ideal for alfresco dining.

AGENTS NOTE ONE

We are advised that the property has private drainage.

AGENTS NOTE TWO

We are advised that the boiler is not currently in working order.

AGENTS NOTE THREE

We are advised that there is access over the neighbors drive for maintenance and access to the rear garden for oil deliveries.

SERVICES

Mains water, electricity and private drainage. Oil fired central heating (not currently in working order).

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.

10th July 2026.

WHAT3WORDS

rather.roadshow.trackers

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.

WORLD HERITAGE SITE

The property is situated in a World Heritage Site.

FLOOD RISK







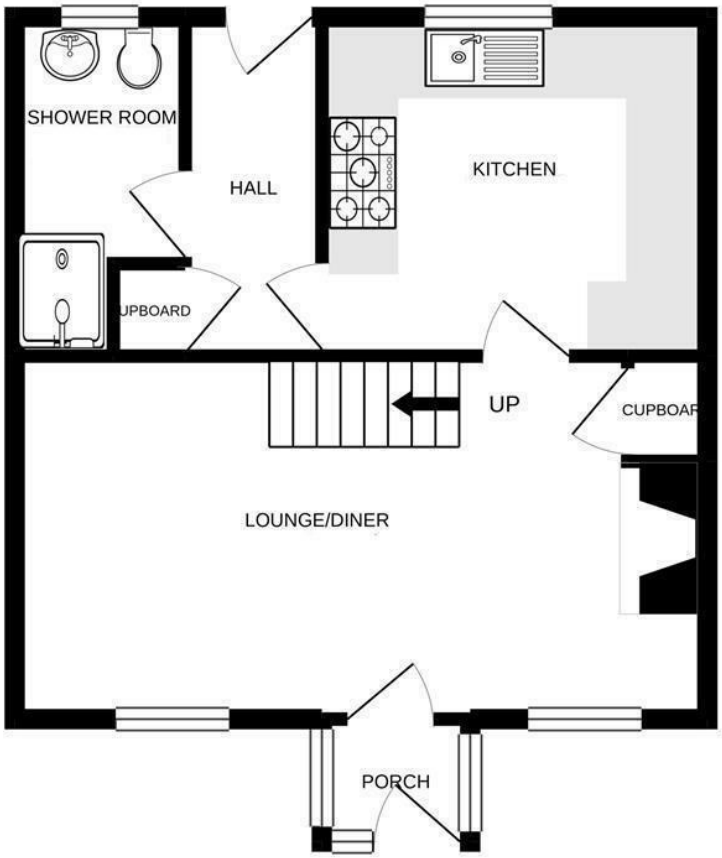
River & Sea Very Low Surface Water Very Low.



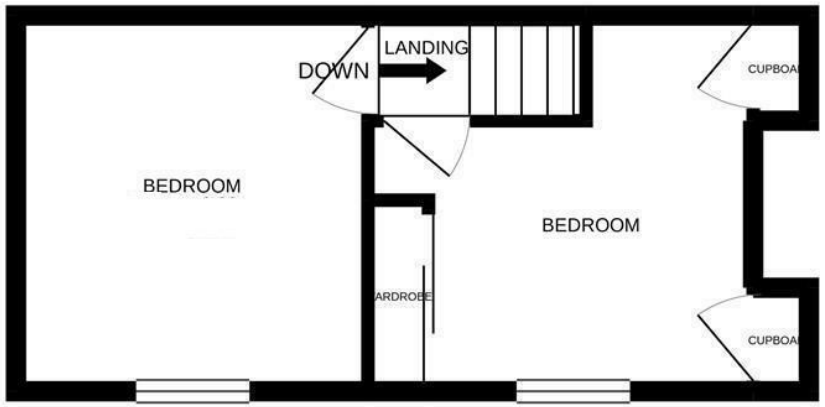




GROUND FLOOR

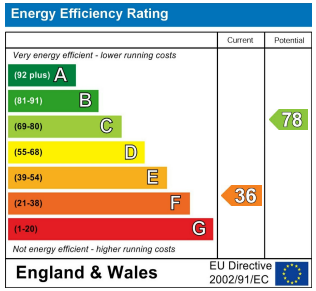


1ST FLOOR



PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



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.



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