



## Roscurno Tresowes Hill, Ashton, TR13 9TB

£375,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS

# Roscurno Tresowes Hill

- THREE BEDROOM SEMI-DETACHED HOUSE
- GENEROUS GARDENS AND GROUNDS
- DELIGHTFUL SITUATION
- RANGE OF OUTBUILDINGS
- SPACIOUS ACCOMMODATION
- GENEROUS PARKING
- FREEHOLD
- COUNCIL TAX C
- EPC F24

Delightfully situated within the rural hamlet of Tresowes Hill, is this three bedroom semi- detached house with generous gardens and grounds, with a range of outbuildings offering scope to enhance and refurbish, subject to any necessary permissions or consents.

A real highlight of the property are the mature gardens that cradle the residence and contain patio and seating areas from which to sit and enjoy the sunny outlook towards both Mounts Bay and the coastline of the Lizard Peninsula in the distance. Providing a haven for birds, the rear garden tapers into an appealing valley and wildlife area, nestled into the lower reaches of the local landmark of Tregonning Hill.

Inside a spacious lounge and dining room has a sunny aspect with a French door opening out onto the patio area and front garden. Completing the ground floor is an entrance hall with an adjacent fitted kitchen with a range of cupboards and drawers and a lovely outlook to the rear garden. Upstairs is a well appointed shower room and three double bedrooms, two of which have pleasant elevated views towards the coast.

The accommodation in brief comprises an entrance hall, kitchen, lounge / dining room, a shower room and three bedrooms. Outside there are a number of outbuildings including a workshop and useful store rooms, a driveway with ample parking and gardens to the front, side and rear.







Tresowes Hill itself is nestled on the south western side of Tregonning Hill and from its elevated position enjoys fine views over this part of West Cornwall. The nearby local villages of Ashton and Breage, between them, provide well regarded public houses, a petrol station, primary school and post office. The popular coastal village of Praa Sands is also a short drive away with its sandy beach, public house and shops to cater for every day needs. The towns of Helston and Penzance provide more comprehensive amenities including national stores, restaurants, leisure centres, with indoor swimming pools, and both primary and secondary schooling. Penzance also benefits from mainline rail links to London Paddington from Penzance train station.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

Handrail and steps to

#### **ENTRANCE HALL**

With wood effect flooring, under stairs storage, feature glazed door to lounge / dining room and openings to staircase and

#### **KITCHEN 12'4" x 10'1" (3.76m x 3.07m)**

Comprising a fitted kitchen with beech effect working top surfaces incorporating a one and a half bowl sink with mixer tap over, base cupboards and drawers under and wall cupboards over. Spaces are provided for a washing machine, fridge freezer and cooker. There is wood effect flooring, an electric consumer unit, some tiling to the walls, a window to the rear garden and a cupboard housing the hot water immersion tank.

#### **LOUNGE 20'3" x 12'4" (inc fireplace) (6.17m x 3.76m (inc fireplace))**

A spacious and light filled room with a large picture window enjoying a lovely outlook to the front garden and a French door with a glazed side window which opens out onto a front patio area. There is a fireplace with a polished slate effect hearth and surround with a wooden mantle housing an electric fire and providing a nice focal point for the room. Dimplex electric heater.

A staircase turns and rises to the first floor.

#### **FIRST FLOOR**

#### **LANDING**

With Dimplex electric heater, loft hatch to roof space and doors off to the shower room and all three bedrooms

#### **BEDROOM ONE 11' x 9'2" (3.35m x 2.79m)**

Double bedroom with window to front with lovely outlook beyond the garden towards the coastline in the distance.

#### **BEDROOM TWO 12'4" x 8'9" (3.76m x 2.67m)**

Double bedroom with built-in wardrobe with hanging rail, shelf over and storage cupboard above. Window to front aspect with lovely outlook beyond trees towards Mounts Bay.

### BEDROOM THREE 12'3" x 10'1" (3.73m x 3.07m)

Double bedroom with large window to rear garden and built-in storage cupboards.

### SHOWER ROOM

With slate effect floor tiling, low-level w.c, pedestal wash hand basin and a generous tiled shower cubicle with an electric shower. There is a chrome ladder style heated towel rail, tiling to the walls and an obscure glazed window to the rear aspect.

### OUTSIDE

The driveway is accessed through gate posts and provides off road parking for a number of vehicles. A pathway leads between outbuildings to a gate to the front garden, which is neatly enclosed, laid largely to lawn, with a patio area and mature shrubs and trees at the borders. There a number of useful outbuildings including a workshop and store rooms, many of which benefit from power and light.

The side garden is nicely landscaped with a pond and a well kept lawn with a greenhouse (in poor condition). With a natural incline the gardens are enclosed by mature hedges and stone walls and provide a number of areas in which one can sit out and enjoy the garden and the view towards Mounts Bay and the coastline in the distance. The gardens naturally taper up into the hillside with a shed structure and pathway leading on to the rear boundary. A further pathway leads around the side of the property on to the patio area and rear entrance.

### STORE ROOM ONE 12'8" x 8'3" (3.86m x 2.51m)

With power and light, electric junction box and windows to both the side and rear.

### STORE ROOM TWO 7'7" x 5'8" (2.31m x 1.73m)

With power and light, sink (not known if working) with drainer and cupboard under. Obscure glazed window to rear.

### WORKSHOP 21'8" (narrowing to 12'3" x 12'5" (6.60m (narrowing to 3.73m x 3.78m)

With useful work benches, shelving, power and light, a window to the front aspect and a recessed storage area.

### STORE ROOM THREE 15' x 6'5" (4.57m x 1.96m)

With workbench, exposed stonework and power.

### THE LOFT 12'4" x 12'3" (3.76m x 3.73m)

With exposed beams, internal window to store room and window to front aspect.

### SERVICES

Mains electricity and water. Private drainage.

### AGENTS NOTE ONE

The property is situated in a World Heritage Site.





#### AGENTS NOTE TWO

We are advised that the property benefits from private drainage.

#### ANTI-MONEY LAUNDERING

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

#### CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

#### WORLD HERITAGE SITE

The property is situated in a World Heritage Site.

#### COUNCIL TAX

Council Tax Band C

#### WHAT3WORDS

sits.surprises.outbound

#### 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.

#### DATE DETAILS PREPARED.

16th April 2026.





Total area: approx. 133.1 sq. metres (1432.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>		24	41
Not energy efficient - higher running costs			
<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 fence 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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