



Chy-Kerensa Prospect Row, Ashton, TR13 9RR

£675,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Chy-Kerensa Prospect Row

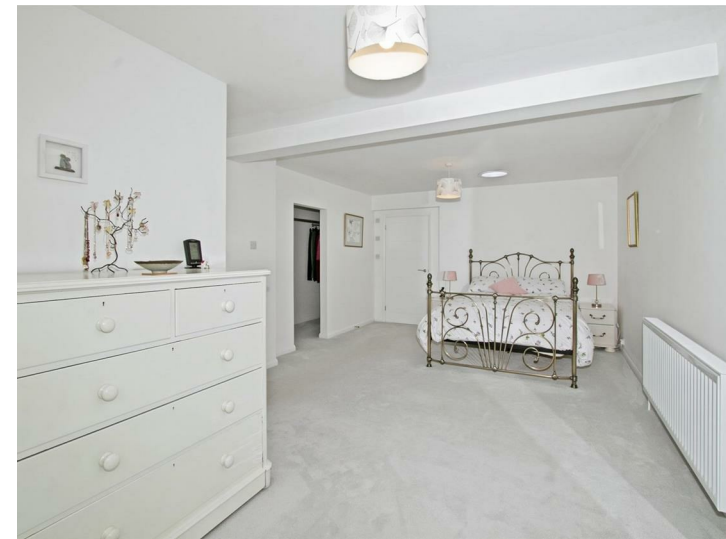
- EXQUISITELY PRESENTED
- FOUR BEDROOM DETACHED PROPERTY
- WELL PROPORTIONED ACCOMMODATION
- SUMMER HOUSE
- OUTBUILDING
- PARKING & GARAGE
- COUNCIL TAX C
- FREEHOLD
- EPC A93



Situated in the Cornish village of Ashton is this exquisitely presented, four doubled bedroomed detached residence. The extremely well proportioned property which benefits from Daikin ASHP supplying the central heating, 18 solar panels, SolarEdge 10kw battery and SolarEdge 5kw inverter and double glazing. The property before has been extensively extended by the previous owners and many refinements made by the current vendors. A real highlight is the 32' kitchen/diner which provides a fabulous family space with sky lantern and modern fitted kitchen.

In brief, the accommodation comprises of a hall, shower room, two bedrooms (master of which has an ensuite), kitchen/diner, lounge and completing the ground floor a laundry room. On the first floor is a plant room and two further double bedrooms.

The outside space is a real feature of the property with the front providing parking, a garden area and abundance of plants and shrubs, a lawned area and a garage. The front garden is bordered by Colour Fence steel fencing and matching double lockable gates. These carry a 25 year guarantee and are maintenance free. The back garden boasts a good size decked area which would seem ideal for alfresco dining and entertaining. There is a further lawned area and well established plants and shrubs. Located to the rear of the garden is a substantial summer house, outbuilding with pitched roof which one could lend itself to a studio/home office/garden room.





The village 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 nearby Cornish fishing village of Porthleven is nearby and is a vibrant, picturesque fishing village and mainland Britain's most southerly port. The village is renowned for its many highly regarded restaurants, long beach, surfing, rugged coastline and clifftop walks. Community groups are thriving within the village with sports' clubs and a prize-winning brass band which can be heard echoing around the harbour on many a summer's Sunday evening.

DOOR TO

HALL

Having stairs to the first floor with understairs cupboard, ground floor, doors to two bedrooms, built-in cupboard, door to kitchen/diner and door to:-

SHOWER ROOM

Comprising of walk-in shower cubicle with both rain and flexible shower head, a close coupled W.C. and a pedestal wash hand basin with mixer tap over and drawers under. There is a towel rail, tiled walls and a frosted window to the front.

KITCHEN/DINER 32'6" x 19'9" (narrowing to 17'6" plus door recess (9.91m x 6.02m (narrowing to 5.33m plus door recess)

A fabulous open plan room benefiting from under floor heating and double patio doors opening onto the rear decking and having a window to the side. There is a sky lantern which floods the room with natural light. The kitchen area is beautifully fitted with a modern stylish contemporary kitchen. There are attractive stone working top surfaces throughout incorporating a sink unit with mixer tap over, cupboards and drawers under and wall cupboards over. There is an array of built-in appliances which incorporates two ovens, two heated plate drawers, a hob with built-in extractor, dishwasher and a space for a free standing American style fridge freezer. There is a central island with pendant lighting over and good size breakfast bar with an attractive stone top.

LOUNGE 16'6" x 15'3" (5.03m x 4.65m)

Having patio doors opening once more on to the rear decking area. There is a built-in media wall with space for a 49" T.V. and sound bar. There is also an inset electric fire and underfloor heating.

LAUNDRY ROOM 6'6" x 5'6" (1.98m x 1.68m)

With space for a washing machine and tumble dryer. There is a working top surface with cupboards under. Underfloor heating and cupboard housing the manifold for the underfloor heating.

MASTER BEDROOM 20'9" x 12'9" (narrowing to 8'9") (6.32m x 3.89m (narrowing to 2.67m))

A large master bedroom with radiator and French doors opening onto the front garden. A light tunnel provides natural light to the space and there is an opening to a walk-in wardrobe.





EN SUITE

Comprising of a bath with both rain and flexible shower heads, a wall mounted W.C. with concealed cistern. There is a wall mounted washbasin with mixer tap over and drawers under. There are partially tiled walls, a towel rail and electrically skylight. There is a mirrored wall unit with a shaver/electric toothbrush socket incorporated.

BEDROOM 2 13'3" x 11' (4.04m x 3.35m)

With French doors to the front garden, window to the side and having a built-in wardrobe and radiator.

STAIRS AND LANDING

With access to the plant room, two further double bedrooms and an outlook over other properties towards open countryside, distant sea views and the rugged Cornish coastline.

PLANT ROOM 8'6" x 6'9" (2.59m x 2.06m)

Having access to eaves storage and housing the water tank. This area is a useful storage space.

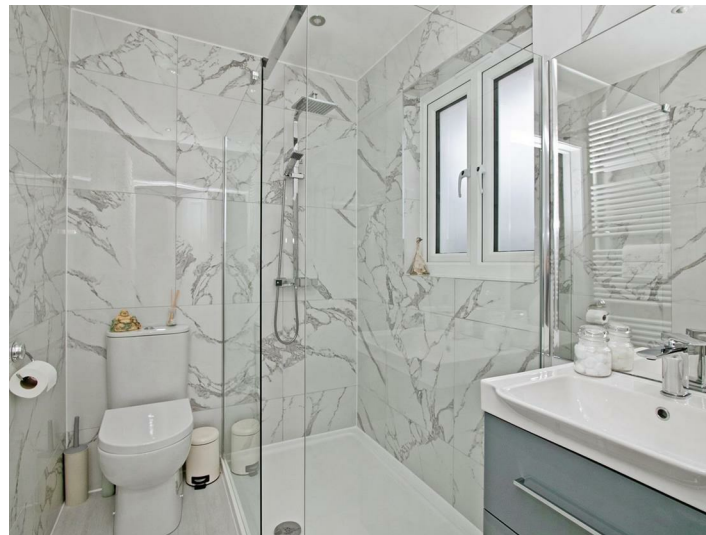
BEDROOM 3 14'3" x 11'3" (4.34m x 3.43m)

Enjoying a similar outlook as the landing and there are some areas of the room with limited headroom.

Radiator.

BEDROOM 4 13'3" x 11'3" (4.04m x 3.43m)

Once again enjoying views towards open countryside over other properties, distant sea views and the rugged Cornish coastline. Some areas of the room have limited headroom. Radiator.



OUTBUILDING 11'3" x 10' (3.43m x 3.05m)

A substantial summerhouse located at the end of the rear garden with a pitched roof providing storage and an outlook over the rear garden. This room would seem to lend itself to a studio/home office/hobbies room. There is a beamed ceiling, wood floor and power.

GARAGE 17'9" x 9' (5.41m x 2.74m)

Having a remotely operated electric door and outlook to the front garden and rear. There is a door to the outside to access the side of the property. The garage has light and power. The SolarEdge battery and inverter are located in the garage.

OUTSIDE

A very good size decking area which would seem ideal for alfresco dining and entertaining. There are further well established plants and shrubs and a lawned area. The outbuilding is located at the rear of the garden. To the side of the property outside the garage is a useful shower. There are outside taps next to this shower and beside the summerhouse in the back garden.

DIRECTIONS

What3words Stood.wages.alien.

SERVICES

Mains electricity and water. Private drainage and air source heat pump.

AGENTS NOTE ONE

We are advised that there is a maintenance service agreement for the air source heat pump with octopus which is £9 per month. We are advised that this covers an annual service and unlimited maintenance call outs including parts and labour.









AGENTS NOTE TWO

The extension at the property has a flat roof.

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/>

ANTI-MONEY LAUNDERING

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

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.

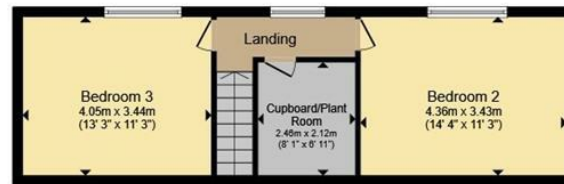
DATE DETAILS PREPARED.

3rd November 2025.

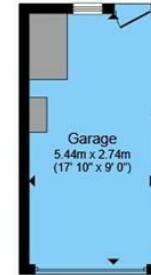




Ground Floor



First Floor



Outbuilding

Total floor area 211.4 m² (2,276 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 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

CHRISTOPHERS
ESTATE AGENTS