

CARE & COMPANY

ESTATE AGENTS • AUCTIONEERS • VALUERS



Meadowside, Main Road, Ashton,
Helston TR13 9ST

Detached three bedroom family residence, south
facing with sea views.

Monument House, 58 Coinagehall Street, Helston, Cornwall TR13 8EW

Tel: 01326 565956

Meadowside, Main Road, Ashton, Helston TR13 9ST

The property is a detached three bedroom residence enjoying a southerly aspect overlooking open unspoilt farmland with uninterrupted views reaching as far as Mount's Bay.

Set within its own grounds there are no immediate neighbours and there is ample parking and turning space. The main property is constructed of concrete block under a natural slate roof and all windows have been replaced with upvc double glazed units.

The property is located approximately a quarter of a mile to the western side of Ashton village on the A394 which is the main road running between the towns of Helston and Penzance. The property is generally south facing and to the rear and on both sides is open farmland. The village of Ashton has a garage, public house and church and junior schooling is available in the neighbouring villages of Breage or Germoe. Helston town is approximately four miles to the east and has a choice of supermarkets, senior schooling, banks and shops.

Being located on the south coast, there are choice of a number of sandy beaches, Praa Sands being the nearest within approximately 1 mile.

The property in general terms requires updating with the potential to be refurbished into a desirable family home.



THE ACCOMMODATION COMPRISES: (All dimensions approximate)

FRONT ENTRANCE HALL 2.7m x 2.2m

Constructed of single block under a natural slate roof with night storage heater.

HALL

With stairs to first floor and cupboard under.

DINING ROOM 3.6m x 3.3m

With tiled fireplace with wood surround and wooden mantle having a mirror over, night storage heater. Dual aspect.



LOUNGE 4m x 3.5m

With tiled fireplace, night storage heater, enjoying a double aspect.

BREAKFAST ROOM 2.6M X 3.6 narrowing to 2.1m

With tiled fireplace, night storage heater, built in cupboard, dual aspect, steps leading down to -

KITCHEN 3.3m x 2.6m

With single drainer sink unit, adjoining worktop with plumbing for automatic washing machine under, single floor unit, single wall cupboard unit, half tiled walls, quarry tiled floor, leading off a walk in larder, door giving access to the rear garden.

FIRST FLOOR

With loft access.

BEDROOM ONE 3.85m x 3.6m

With views to Tregonning Hill and open countryside

and a window to the south giving views over open countryside to the sea beyond, night storage heater, built in wardrobe.

BEDROOM TWO 3.5m x 3.35m

With Victorian style fireplace, views to Tregonning Hill and views to the side of Mounts Bay, night storage heater.

BEDROOM THREE 2.6m x 1.55m

Views towards Mounts Bay, night storage heater.

SHOWER ROOM

With pedestal wash basin, low level wc, corner shower cubicle and heated towel rail.

GARAGE

With double doors constructed of concrete block with an asbestos tiled roof. To one side of the property is a concrete block constructed coal house and outside WC.

There is a small garden area immediately in rear of the property with gravel areas and flower beds, beyond which is an enclosed lawn area

SERVICES Mains Electricity, Mains Water Supply, Private Drainage.

COUNCIL TAX BAND D

PRICE – OIRO £250,000

VIEWING: Strictly by appointment with the vendors agents.

CARE & COMPANY

58 Coinagehall St, Helston. TR13 8EW

01326 565956

careandcompany@btconnect.com

www.careandco.co.uk

**DATE OF INSTRUCTION:
PHOTOGRAPHS:**

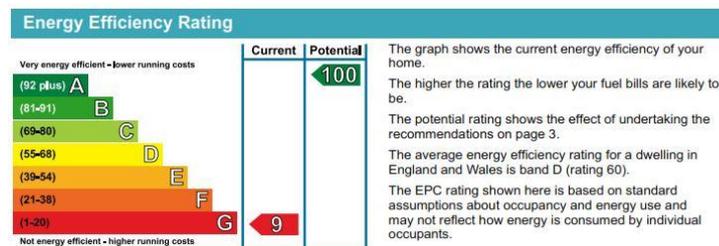


OUTSIDE

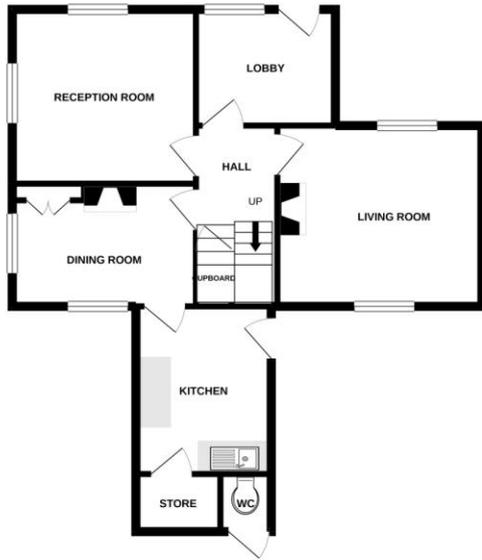
Vehicular access to the front leading to a driveway and a large garage & pedestrian access to the Front Door.



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GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.8 sq.m.) approx.

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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