

Hendra Lane

Helston

TR13 9TT

Asking Price £450,000

- SUPERB FAMILY HOME
- SIGNIFICANTLY IMPROVED IN RECENT YEARS
- FABULOUS RURAL LOCATION
- SUPERBLY LEVEL AND PRIVATE REAR GARDEN
  - DETACHED GARAGE
- IMMACULATELY PRESENTED THROUGHOUT
  - TWO RECEPTION ROOMS
  - TWO BATHROOMS
  - NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1140.00 sq ft



## ACCOMMODATION IN DETAIL

All dimensions are approximate and are measured by LiDAR

### DESCRIPTION

An absolutely beautifully presented three bedroom, two bathroom detached property situated in a stunning location on a quiet no through road, in the popular village of Ashton, within close proximity to the coast. The property has gone through a significant amount of renovation work in recent years and now offers immaculate accommodation to include Living room, Dining room, Kitchen, ground floor Shower room, along with three excellent bedrooms and Family bathroom to the first floor.

### ENTRANCE

UPVC double glazed obscured door opening into:

### ENTRANCE HALL

A really lovely welcoming entrance hall with white washed exposed stone walls with doors opening into Living room and Dining room, and Stairs leading to the first floor

### LIVING ROOM

A really beautifully presented Living room with engineered Oak flooring. UPVC double glazed window to front elevation. White washed exposed stone wall. Recessed fireplace with wood burner with exposed stone surround. Beamed ceiling.

### DINING ROOM

Another wonderfully light room which again is presented superbly. Engineered Oak flooring. UPVC double glazed window to front elevation. Radiator. White washed exposed stone walls. Door opening into ground floor shower room. Open archway through to:

### KITCHEN

An attractive modern Kitchen with slate effect lino flooring. A range of floor standing and wall mounted cupboard and drawer units with Granite effect roll top works surfaces over. Integrated oven with hob and extractor fan over. UPVC double glazed window enjoying a pleasant outlook over the rear garden. One and a half bowl composite sink with drainer board and mixer tap over. Tiled splashback. Integrated Fridge and integrated freezer. Exposed whitewashed stone wall. Door opening into

### REAR HALL/UTILITY SPACE

A very useful room which gives direct access out into the rear garden but which also provides utility Space. Space and plumbing for washing machine. Airing cupboard.

### GROUND FLOOR SHOWER ROOM

A beautiful ground floor shower room with slate effect ceramic tile flooring. Enclosed shower cubicle with plumbed shower unit over. Wall

mounted wash hand basin. UPVC double glazed obscured window to side elevation. Wall mounted heated towel rail. Exposed white washed stone walls.

### FIRST FLOOR

Staircase ascends to to a superb split level landing which is filled with natural light thanks to a UPVC double glazed window to rear elevation. Doors opening into all three bedrooms and family bathroom. Exposed original floorboards. Radiator. Positive input ventilation system.

### MASTER BEDROOM

A superb principle bedroom with exposed original floorboards. Feature ornamental Victorian fireplace. Over stairs cupboard. Radiator. UPVC double glazed window to front elevation. Beamed ceiling.

### BEDROOM TWO

Another well proportioned double bedroom with UPVC double glazed window to front elevation. Original exposed floorboards. Radiator. Beamed ceiling.

### BEDROOM THREE

A generous bedroom which is currently utilised as a home office. Exposed floorboards. UPVC double glazed window to rear elevation enjoying a pleasant rural outlook. Radiator.

### FAMILY BATHROOM

A really beautifully finished bathroom suite with Ceramic tile effect laminate flooring. Panelled bath with ceiling mounted fully plumbed rainfall shower with circular screen. Pedestal wash hand basin. Low level W.C. Fully tiled to four walls. Mirrored medicine cabinet. Wall mounted heated towel rail. UPVC double glazed obscured window to side elevation.

### OUTSIDE

To the front of the property there are two small stone chipped low maintenance areas either side of the front door. To the right hand side of the property there's a driveway suitable for two or three vehicles, leading into the detached garage.

### DETACHED GARAGE

A well proportioned detached single garage with up and over door.

### REAR GARDEN

The rear garden is a particular feature of the property being very well proportioned, level and enjoying pleasant rural views. The rear garden is accessed via either side of the property via pedestrian gates or directly from the Rear hall/Utility room. There's a very pleasant patio area directly outside the Utility room with plenty of space for table and chairs. This area leads across to the generous lawn which runs to the furthest border of the garden. To the side there's a further stone chipped area with space for picnic bench with a raised timber vegetable plot. To the further



side of the property there's pedestrian access back to the front of the property, with an attached storage building and boiler room to the side of the property.

### LOCATION

The village of Ashton offers a peaceful, semi-rural setting while remaining within touching distance of the south Cornish coastline. Surrounded by open countryside and a patchwork of farmland, the area is particularly appealing to those seeking a quieter pace of life without feeling isolated. The ever popular Praa sands with its golden sandy beach is just over two miles distant, whilst other nearby coastal spots such as Poldhu Cove and Gunwalloe Church Cove are just a short drive away, meaning access to sandy beaches, scenic walks, and some of the county's most unspoilt shoreline is right on your doorstep.

Within the village itself, there is a well-regarded local pub and primary school. For day-to-day essentials and a wider choice of amenities, the nearby town of Helston is just a few miles away, offering supermarkets, independent shops, healthcare services, and schooling for all ages. Additional facilities can be found slightly further afield in towns such as Penzance and Falmouth.

### MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Oil-powered central heating is installed.

Heating features: Double glazing and Wood burner

Broadband: FTTP (Fibre to the Premises)

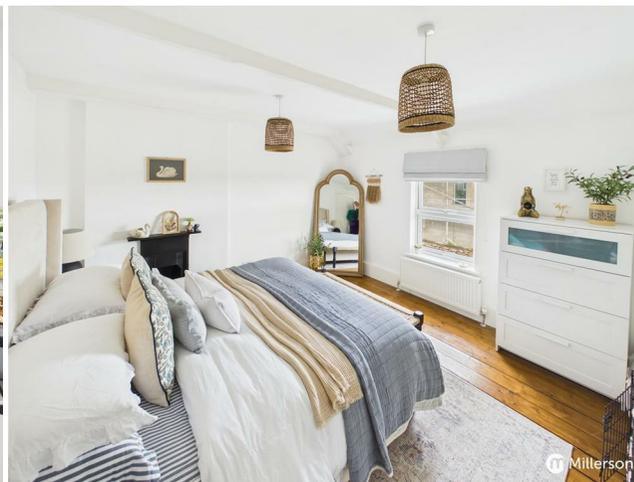
Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - OK

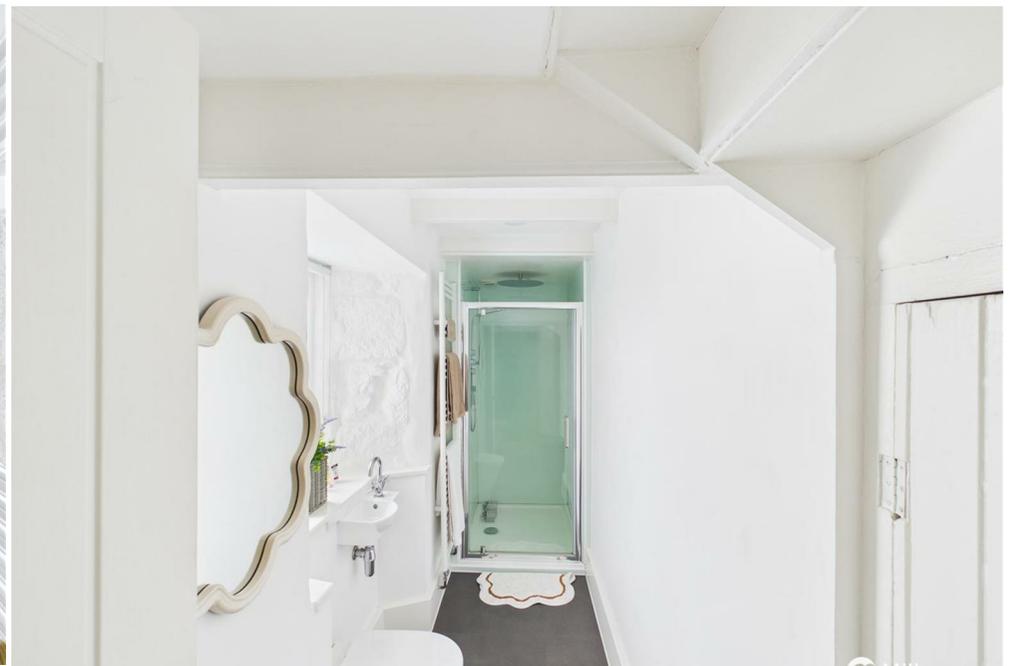
Parking: Garage, Driveway, On Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No





Hendra Lane, Helston, TR13 9TT

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

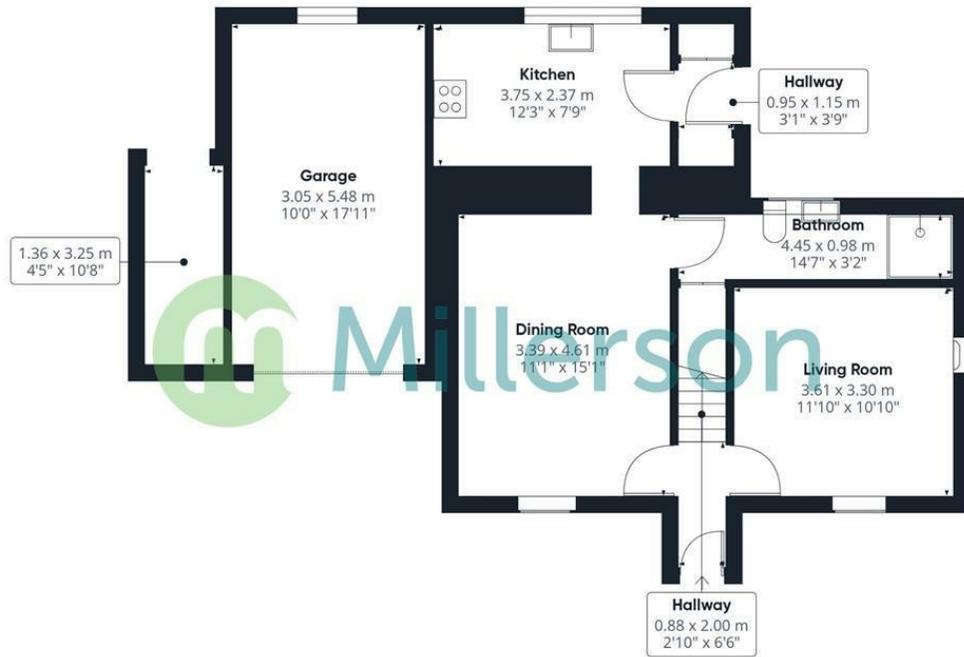
Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

106.1 m<sup>2</sup>  
1140 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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**Here To Help**

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Camborne  
Cornwall  
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E: [camborne@millerson.com](mailto:camborne@millerson.com)

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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