

7 Higher Row
Ashton, TR13 9RY







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This beautifully presented semi-detached character cottage in Ashton offers a delightful blend of traditional charm and modern convenience. With two well-proportioned bedrooms and a stylish bathroom, this home is perfect for couples or small families seeking a tranquil retreat. Upon entering, you are welcomed by immaculately presented accommodation, featuring a spacious reception room that exudes warmth and character, making it an ideal space for relaxation or entertaining guests. The modern contemporary kitchen is a standout feature, providing a functional yet stylish area for culinary pursuits. One of the highlights of this property is the wonderful south-facing garden, which invites an abundance of natural light and offers a serene outdoor space for gardening, dining, or simply enjoying the sunshine. The garden is a perfect extension of the living space, ideal for those who appreciate the beauty of nature. Additionally, the property benefits from parking for two vehicles, a valuable asset in this sought-after location.

There is also lapsed planning permission for a first floor extension, presenting an exciting opportunity for those looking to expand their living space in the future. This cottage is not just a home; it is a lifestyle choice, set in a picturesque area that is highly desirable. With its characterful features and modern amenities, this property is sure to attract those looking for a perfect blend of comfort and charm. Do not miss the chance to make this delightful cottage your own.



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Guide price - £345,000

Location

Ashton is a super village location offering excellent access to the surrounding coast and countryside in particular nearby Rinsey and Porthleven. It is positioned with easy access to the towns of Helston and Penzance both of which offer a good range of day to day facilities. There are also bus links to both towns, where there are connections to the National Buses, and train connections to London Paddington. The bus service goes to neighboring villages and towns which include Marazion, Praa Sands, Porthleven and Falmouth.

Accommodation

Entrance porch
Hallway
Dining room
Living room
Kitchen and garden room
Shower room

Utility room

Bedroom

Bedroom

Outside

The property features wonderful gardens, with a low maintenance driveway to the front providing offroad parking for two vehicles, as well as a useful outbuilding for storage. To the rear, the extensive south facing garden provides a welcoming space. There is a patio area with raised bed and rockery, with a good size pond. Log store. The lawn area extends to the bottom of the boundary, flanked with raised beds and rockery. Completing the garden is a vegetable patch with secure borders to all sides.

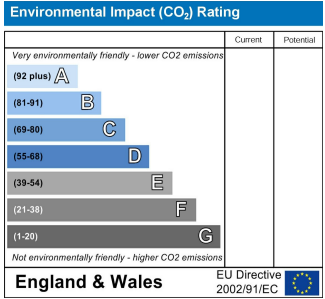
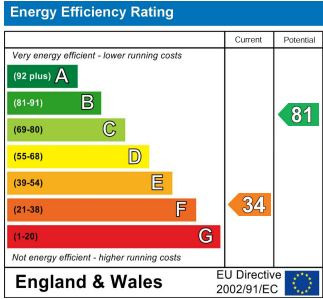
Services

Mains water and electricity. Septic tank drainage. Central heating system is fired by the log burner. Freehold tenure.

Rights of Way

Our clients have informed us that they own the path to the side of the property that leads to their rear garden, and that the neighbouring property has a right of access over it.





Planning Information

The property has lapsed planning permission to have a third bedroom and a bathroom to the first floor. Please see the planning portal for further details, under references PA16/04314 and PA16/08433.

Council Tax Band C**Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

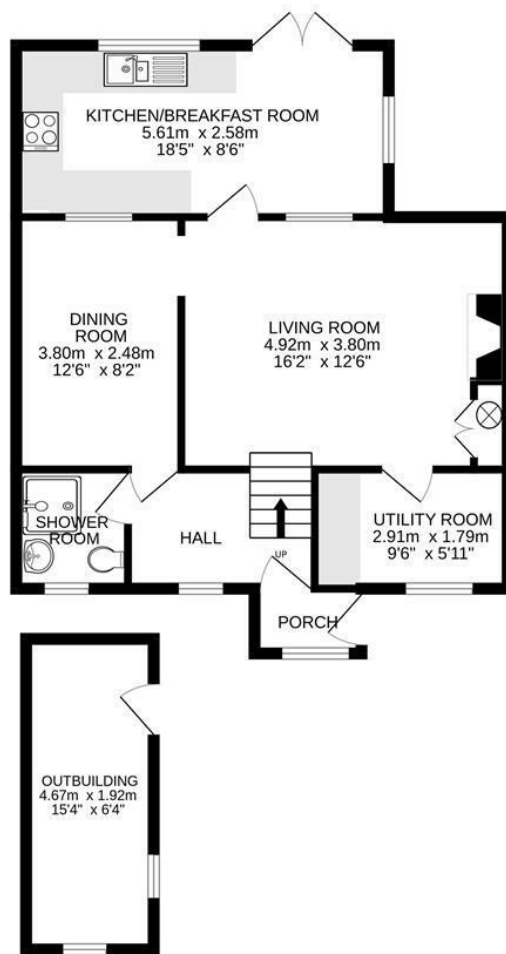
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

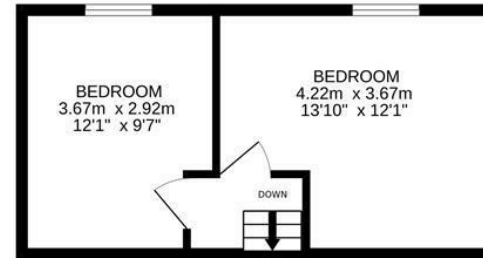
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GROUND FLOOR



1ST FLOOR



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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