

# Housemartin Cottage, Main Road Ashton, Cornwall TR13 9ST











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This beautifully presented detached cottage offers surprising space and sits on a generous plot of approximately 0.7 acres, surrounded by extensive, mature gardens. Nestled in the sought-after semi-rural village of Ashton, it enjoys convenient access to both Helston and Penzance.

The ground floor features a welcoming entrance porch, a hallway, a combined living and dining room, a cosy sitting room, a spacious kitchen/dining area, a conservatory, a utility room, a shower room, and a WC. Upstairs, you'll find three well-proportioned double bedrooms alongside a modern family bathroom.

Additional highlights include ample off-road parking with room for a caravan or boat, and a large garage that offers exciting potential for conversion into further living space or an annex (subject to necessary permissions).

This exceptional home is perfect for families, particularly those seeking a child-friendly garden. The outdoor space includes vegetable beds and areas suitable for keeping small livestock, making it an ideal choice for those with green fingers or a taste for country living. Early viewings are highly recommended to truly appreciate the quality and size of this property.



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**Price - £534,700**

**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 Hall  
Study  
Lounge/Dining Room  
Kitchen/Breakfast Room  
Utility Room  
Shower Room  
Conservatory  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Family Bathroom

**Parking**

Parking to the front of the property for 2 cars and parking to the side of the property for a caravan, Boat or further car parking

**Garage**

A fantastic workspace with the potential for conversion into even further accommodation is this large one and a half size garage with single electric garage door, pitched roof, power and light connected and a double glazed window to the rear aspect.

**Outside**

Being a particular feature of the property with the total plot extending to approximately 0.7 acres. The gardens have been beautifully designed and landscaped to incorporate a large patio area ideal for alfresco dining in the summer months and adjoins an ornamental pond with feature waterfall. Beyond the patio is the main area of lawn, an ideal space for children to play and is bordered by deep beds planted with a vast colourful array of mature plants, flowers, shrubs and trees. The lawn then opens through to a more practical area of the garden with a further expanse of lawn together with seven vegetable beds, two greenhouses, useful timber garden shed and outside cold water tap. This rear section of the garden would be an ideal area for anyone looking to keep a small number of livestock or looking to grow their own fruit and vegetables. The garden backs onto an open field with further fields to the side aspect.

**Stone Built Garden Store**

18'7 x 6'3

**Services**

Mains electricity and water. Private drainage. LPG gas heating.

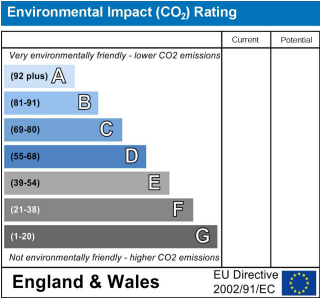
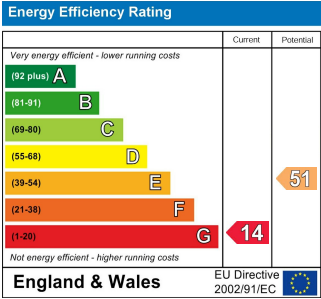
**Planning Permission**

Please note the nearby Planning application PA24/03008

**Council Tax Band - D**









**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/>

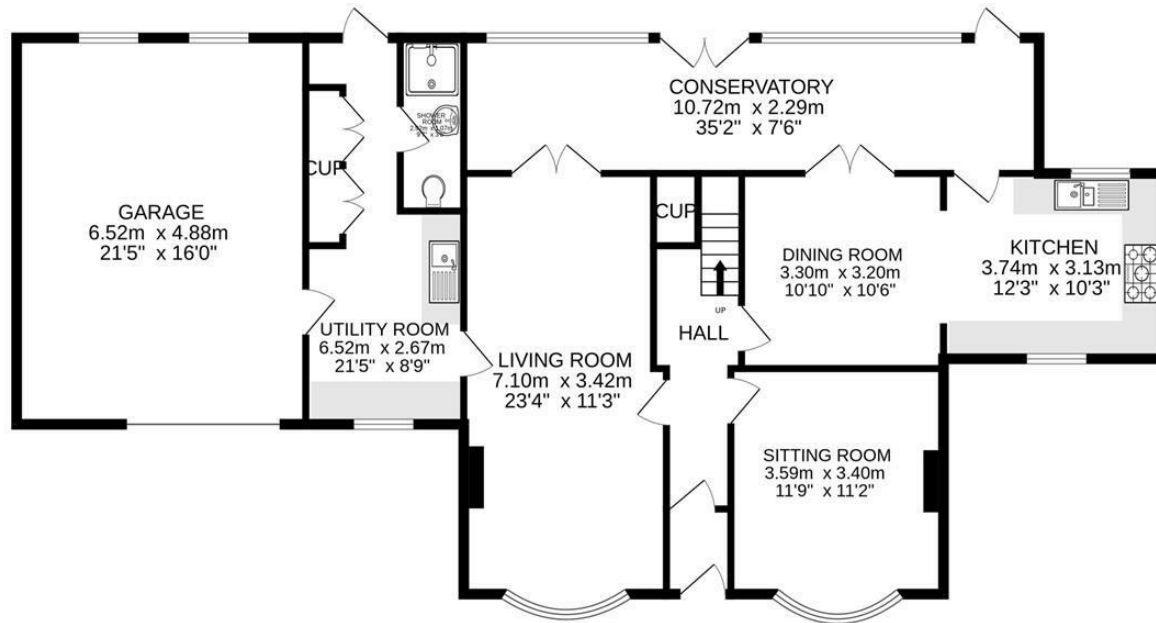
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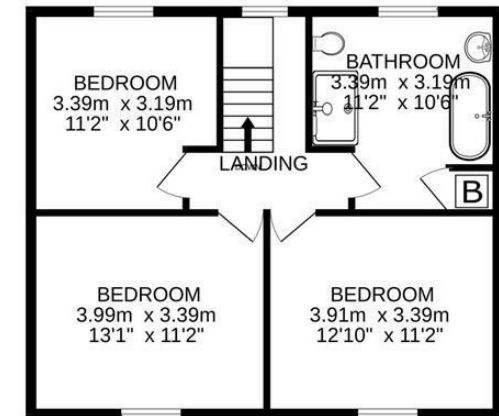




GROUND FLOOR



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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