



## Grenville House, Fore Street, Ashton, TR13 9RW

£550,000 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

## Grenville House, Fore Street

- SUBSTANTIAL AND IMPOSING PERIOD HOME
- SELF CONTAINED ANNEXE
- FIVE BEDROOM, SEMI-DETACHED PROPERTY
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- LARGE GARDENS
- IMPRESSIVE 19'6" KITCHEN/DINER
- DOUBLE GLAZING & SOLAR PANELS
- FREEHOLD
- COUNCIL E
- EPC F37



An opportunity to acquire a substantial and imposing period home, rich in charm and character, situated in the Cornish village of Ashton. This impressive five bedroom semi detached property has features said to be original, including ceiling roses, picture rails and a striking mosaic floor, beautifully complementing the enhancements made by the current owner.

A particular highlight of Grenville House is the generous 19'6" kitchen/diner. creating an ideal space for modern living and entertaining. Set within the gardens is a self contained annexe, providing additional one bedroom accommodation. This versatile space would be well suited for a dependant family member, or potentially as an income stream, subject to any necessary planning permissions and consents. The residence benefits from double glazing and solar panels.

The main accommodation, in brief, comprises an entrance porch, leading into a welcoming hallway, lounge, snug, kitchen/diner and a conservatory completing the ground floor. To the first floor are five bedrooms, along with a bathroom and separate shower room.

Externally, the property truly excels. There is driveway parking for a good number of vehicles, along with well maintained front and rear gardens, featuring large lawned areas and an abundance of mature plants and shrubs.





Ashton is a village that sits between the market town of Helston and the historic village of Marazion. It is situated approximately two and a half miles from the sandy beach at Praa Sands and approximately three miles from the popular fishing village of Porthleven. The village itself has its own public house and there are primary schools in the neighbouring villages of Breage and Germoe. More extensive amenities can be found in the market town of Helston which is approximately four and half miles in distance. Ashton provides bus links, with a regular service to Penzance, Porthleven, Helston and Falmouth. National railway links can be found at Penzance.

**THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

**DOOR TO**

**ENTRANCE PORCH**

Having a tiled floor, window to the front and a door to

**HALL**

With attractive mosaic tiled floor, stairs to the first floor with cupboard under and doors to the lounge, snug, kitchen/diner and conservatory.

**LOUNGE 13'9" x 12'3" (plus bay area) (4.19m x 3.73m (plus bay area))**

Having a bay window and feature fireplace housing a LPG gas fire with hearth, surround and wood mantel over. There is an attractive ceiling rose.

**SNUG 13'6" x 11'9" (4.11m x 3.58m)**

Having a feature fireplace with local stone surround and housing a woodburner. There are cupboards to either side of the fireplace, one of which houses the boiler. There is a window to the rear garden.

**KITCHEN/DINER 19'6" x 14'6" (plus bay area) (5.94m x 4.42m (plus bay area))**

Having a bay window to the front and a feature fireplace with hearth and surround.

#### **KITCHEN AREA**

Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over. There are cupboards and drawers under and wall cupboards over. Built-in appliances include a dishwasher, space for a Rangemaster stove, with built-in hood over. Partially tiled walls and an outlook to both the conservatory and the rear garden.

#### **CONSERVATORY 14'3" x 8'6" (4.34m x 2.59m)**

A triple aspect room with outlook and door to the rear garden and a tiled floor. There is space for a range of utilities.

#### **STAIRS AND LANDING**

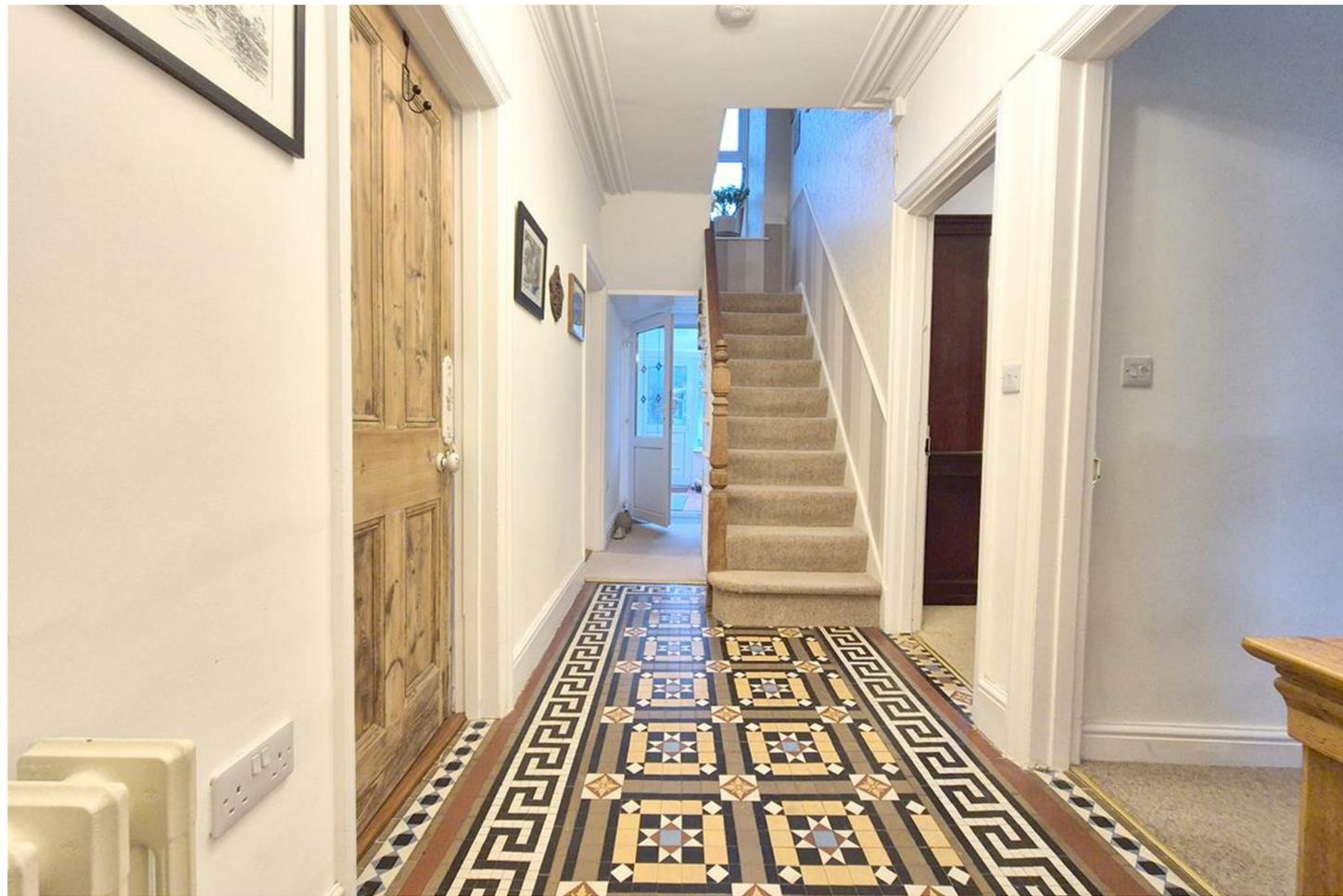
With half landing, window to the rear and further stairs ascending to

#### **FIRST FLOOR LANDING**

With doors to the shower room, five bedrooms, the second floor loft area and door to

#### **BATHROOM**

Comprising bath with mixer tap and shower over with both rain and flexible shower heads. a close coupled w.c. and a wash basin with mixer tap and cupboards under. There are partially tiled walls, a heated towel rail and frosted window to the rear.





#### **SHOWER ROOM**

Comprising a shower cubicle, close coupled w.c. and wall mounted wash basin with mixer tap over. There is a tiled floor, partially tiled walls and a frosted window to the rear.

**BEDROOM ONE 14'6" x 11'6" (plus bay) (4.42m x 3.51m (plus bay))**

Having a bay window with an outlook to the front.

**BEDROOM TWO 12'3" x 9'6" (plus door recess) (3.73m x 2.90m (plus door recess))**

With outlook to the rear and vanity unit.

**BEDROOM THREE 11' x 8'3" (plus bay) (3.35m x 2.51m (plus bay))**

With bay window with outlook to the front and vanity unit with cupboards under.

**BEDROOM FOUR 9'6" x 7'6" (2.90m x 2.29m)**

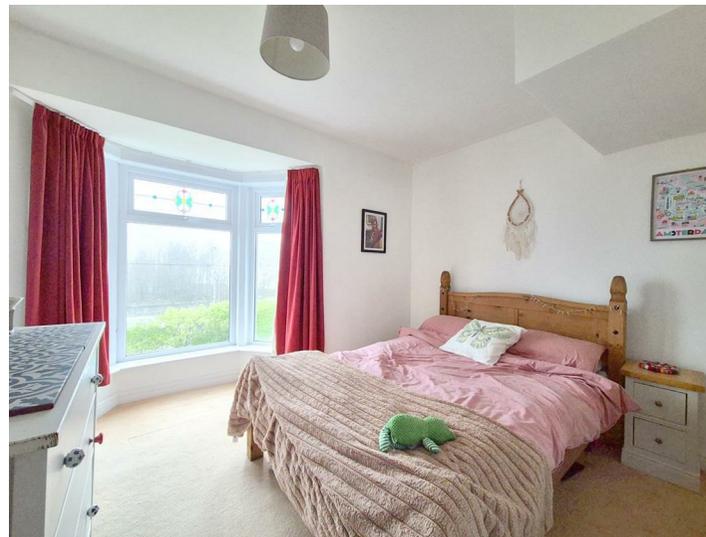
With outlook to the rear.

**BEDROOM FIVE 9'3" x 8' (minus door recess) (2.82m x 2.44m (minus door recess))**

With outlook to the front.

#### **SECOND FLOOR**

Stairs ascend to the semi-converted attic area from the first floor landing. This area provides a useful hobbies room or storage area. The area is divided into two large rooms with skylights and houses the controls for the solar panels.



## OUTSIDE

The outside space is a real feature of the property with driveway parking for a good number of vehicles and the front garden provides a large lawned area and well established plants and shrubs. The rear garden provides further lawned areas, well established plants and shrubs and access to the

## ANNEXE

A useful annexe which provides extra self contained accommodation with door to

## LOUNGE 10'3" x 9'3" (3.12m x 2.82m)

With outlook to the rear garden and a woodburner with hearth and tiled surround. Opening to

## KITCHEN 9'3" x 7'6" (2.82m x 2.29m)

Comprising working top surfaces, which incorporate a sink unit, with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There are partially tiled walls, space for a washing machine and a fridge. The room houses the boiler. Opening to

## BEDROOM 9'3" x 9' (plus walk way) (2.82m x 2.74m (plus walk way))

With outlook to the front and a door to

## SHOWER ROOM

Comprising a walk-in shower, pedestal wash basin and a close coupled w.c. There are partially tiled walls and a frosted window to the side

## SERVICES

Mains water, electricity, private drainage, LPG and solar panels.

## AGENTS NOTE

We are advised that the property benefits from private drainage.





### Annexe Pictures







#### **COUNCIL TAX**

Council tax band E.

#### **WHAT3WORDS**

outgrown.patio.openings

#### **ANTI-MONEY LAUNDERING**

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

#### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

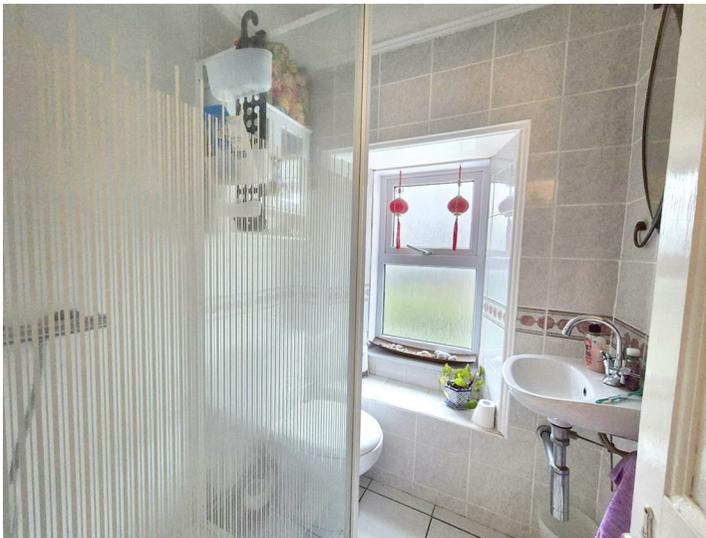
To check the mobile phone coverage please visit -  
<https://checker.ofcom.org.uk/>

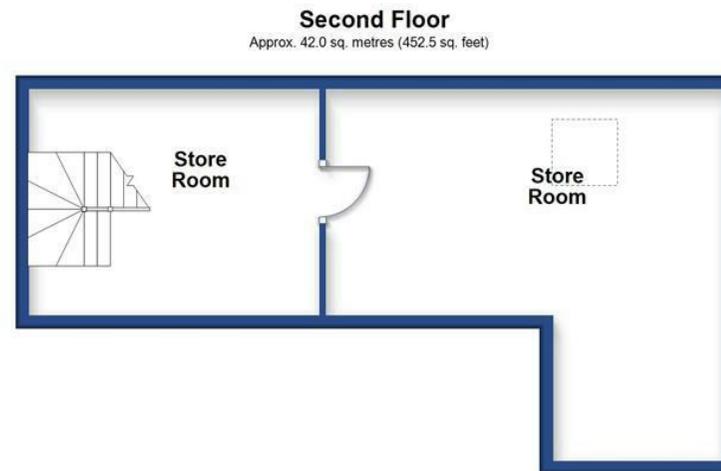
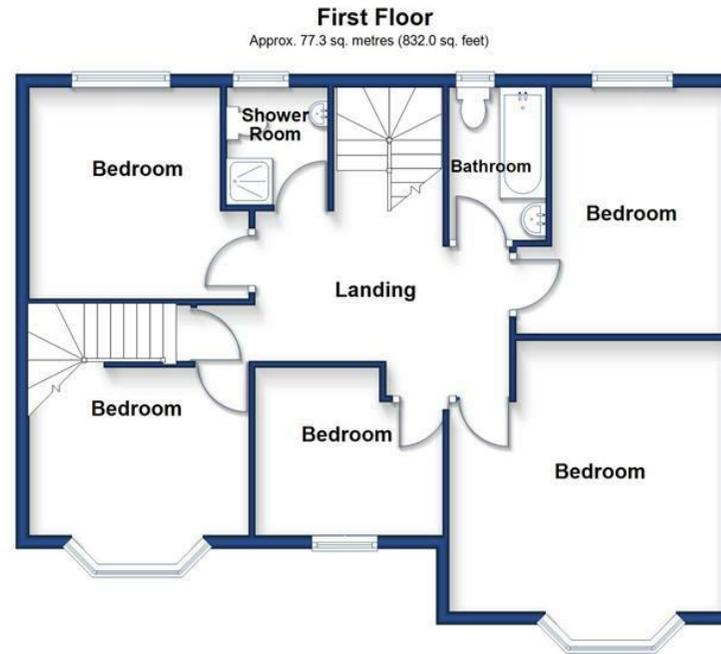
#### **PROOF OF FINANCE - PURCHASERS**

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.**

30th January 2026





Total area: approx. 209.8 sq. metres (2258.6 sq. feet)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         | 72        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  | 37                      |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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.



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