



Mordros

Ludgvan, Penzance, Cornwall

Beautiful five bedroom country home with stunning views and equestrian facilities

A charming and extremely private five bedroom family home with C. 1.95 acres, stable block and cabin. Commanding an elevated and convenient rural location, the property offers far reaching rural and coastal views whilst giving easy access to Penzance, St. Ives and A30.



2 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



GARAGE, PARKING, STABLES



1.95 ACRES



FREEHOLD



RURAL



2765 SQ FT



£950,000

The property

Thought to date back to the early 1800's with Wesleyan church origins, the property was transformed and extended in the 1990s to create a charming, and well-proportioned country home. The historic character is still clear to see, balanced by the modern luxuries perfect for family life.

One of the great benefits is the discreet rural location, boasting peacefulness and tranquillity, whilst being incredibly well connected with the north and south coast, Penzance and St. Ives 3.5 And 4.5 miles away respectively. The elevated position provides a selection of enchanting views in all directions, of Trencrom Hill and across miles of rolling countryside and vast sea views from The Lizard to Mousehole and the unmistakable St. Michaels Mount in between.

A large and welcoming entrance hall serves all principal rooms on the ground floor, including the first of two stylish appointed family bathrooms in the home. In the older part of the property, the charming and comfortable dual aspect living room displays

exposed beams and stone walls plus French doors opening to the southerly terrace and rear garden. Adjoining is a snug/study, equally a great ground floor bedroom option.

The triple aspect kitchen/dining room is the perfect family and entertaining space. With a rustic farmhouse feel, the recently added modern Shaker style kitchen with quartz worktop wonderfully balances the interior design. There is a handy utility and a rear porch to the garden.

First floor accommodation comprises four double bedrooms, three of which are of particularly generous proportions, all with idyllic views of the coast or countryside. The principal bedroom is deceptively sized, benefiting from built in wardrobes and space for free standing furniture. The bathroom to this floor has a bath plus separate shower and is beautifully finished with stylish tiles.



Outside

Mordros commands grounds of C.1.95 acres including beautiful gardens and level land. With a pair of C. 12' x 12' stables, a secure paddock immediately ready for horses and the surrounding countryside boasting a network of miles of safely accessed bridleways, there is a fantastic equestrian appeal with this home.

The private and enclosed rear garden is a delight, with Cornish stone walls and mature hedge boundaries, broadly south facing with the patio extending from the home, into an expanse of lawn and enjoying a variety of far reaching calming views. A suntrap terrace has been created at the bottom of the garden, catching the afternoon sun and perfect for alfresco dining. To the front is a large driveway with parking for multiple vehicles, garage and attractive lawned garden and planted borders. This continues into a hard standing approaching the stables and paddock. There is a separate tack room and also a great cabin, with power, lighting and double glazing. A brilliant studio or overflow accommodation in its current form or exciting potential for a new owner.



Location

Set in a peaceful location moments from the village of Ludgvan, it provides easy access to both Penzance and St. Ives. The village has a Primary school, church and great pub just a short country walk away. The surrounding countryside enjoys a network of public footpaths, connecting to the popular Tremenhoe Sculpture Gardens and restaurant.

Nearby Penzance is steeped in history, while providing great schooling and retail options and all the facilities of modern life for residents and visitors alike. The charming town of St. Ives on the northern coastline is also easily accessible with its narrow cobbled streets, golden sandy beaches, turquoise sea, and breath-taking views. St. Ives also has a choice of restaurants, pubs, shops and galleries with St Ives being a focal point of many famed artists.

The property is conveniently located for transport links, with the A30, just a short drive away and mainline rail services available from Penzance to London Paddington. Newquay Airport is 39 miles away, offering daily flights to London.

Distances

- Penzance 3.5 miles
- St. Ives 4.5 miles

Nearby Stations

- Penzance 3.5 miles
- Penzance Heliport 3 miles
- St. Erth 4 miles

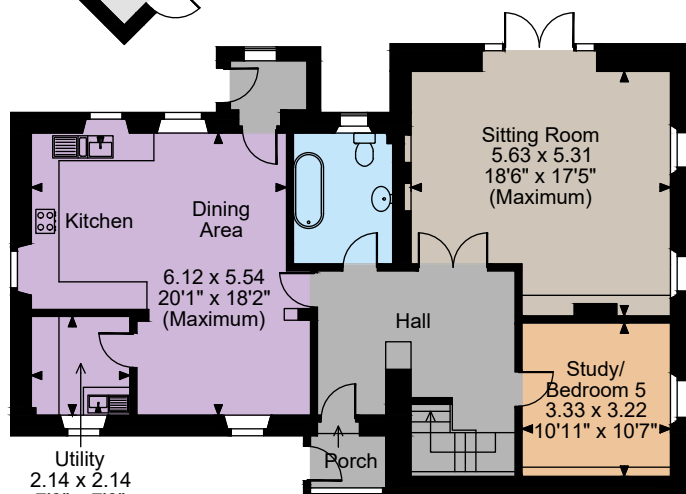
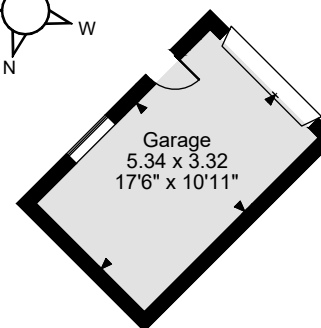
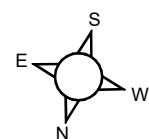
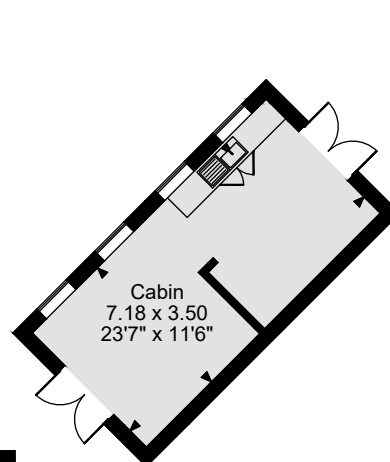
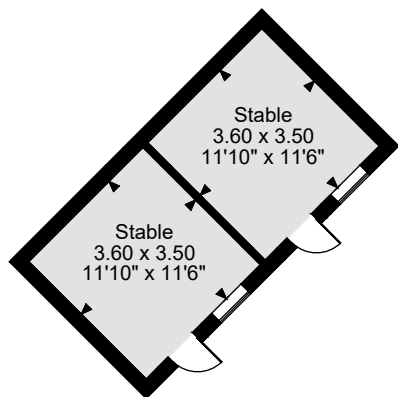
Key Locations

- Marazion 3.5 miles
- Newlyn 5 miles
- Mousehole 7 miles

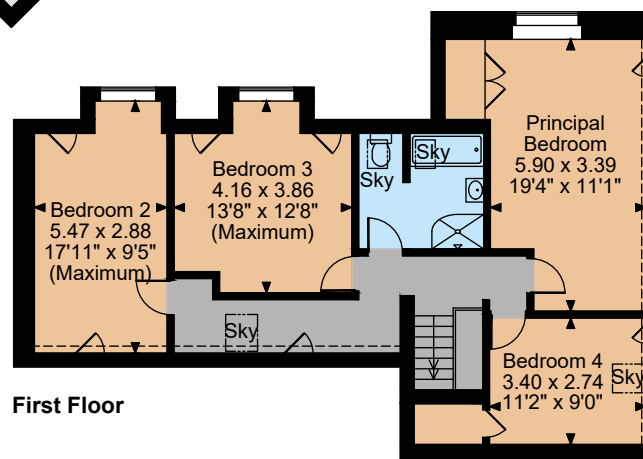
Nearby Schools

- Ludgvan Primary School 1.5 miles
- Humphry Davy Secondary School 4.5 miles
- Penwith College 4.5 miles





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 2,027 sq ft (188 sq m)

Including outbuildings 2,765 sq ft (257 sq m)

For identification purposes only.

Directions

TR20 8BL

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General

Local Authority: Cornwall Council

Services: Connected to mains electric and water with private LPG gas supply and private drainage to a septic tank, which we understand from our clients to be compliant with current regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: E

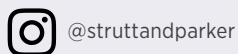
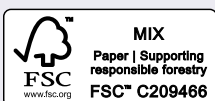
Cornwall

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