





# 1 Bowglas Close

Ludgvan, Penzance, TR20 8HH

Mounts Bay 1.5 miles - St.Ives 6 Miles - Penzance Train Station  
3 Miles

A modern, reverse-level detached home, beautifully finished to a high standard, set in a highly sought-after village and enjoying far-reaching coastal views across Mounts Bay.

- Coastal Views
- 3/4 Bedrooms
- Walk in Wardrobe
- Small Garage/Wrokshop
- Freehold
- Edge of Village Location
- En-Suite
- Parking
- Garden
- Council Tax Band D

Guide Price £700,000

## SITUATION

Ludgvan is popular village with a thriving community centred around the highly regarded primary school, local pub and village cricket and football teams. Approximately four miles north-east of Penzance, a former market harbour-side town overlooking Mounts Bay forming the main commercial centre for the Lands End peninsula. Within this town there are a wide range of amenities, shops and supermarkets together with private and state schooling.

The historic town of Marazion is two miles to the south and perhaps is best known for St Michaels Mount. A causeway, once walked by pilgrims, leads to the island at low tide whilst the castle is still occupied by the St Aubyn family, the house, grounds and garden open up to the public. The town is a popular destination for water sports including windsurfing, kite surfing and sailing. There is a local RSPB reserve and the sandy beach offers safe bathing.

There are numerous picturesque walks in the area and along the South West Coastal Path. The scenic harbour town of St Ives is approximately 6 miles to the north.





## THE PROPERTY

1 Bowglas Close presents an exceptional opportunity to enjoy the best of both worlds—an enviable ‘edge of village’ rural setting combined with the high-quality finishes expected of modern living.

Meticulously renovated by the current owners, the property now features a striking reverse-level layout. The spacious kitchen and dining area on the upper floor opens onto a stunning full-width balcony, offering panoramic views across the coastline and surrounding countryside.

Entry is via the rear parking area, leading into a welcoming entrance hall that flows into a bright, open-plan kitchen and dining space. From here, French doors open onto the balcony—perfect for entertaining or simply soaking in the scenery.

A stylish cloakroom/WC and a generous dual-aspect lounge complete the first-floor accommodation.

Downstairs, the property offers versatile living space, currently arranged as three double bedrooms—one with en-suite—plus a separate office that could easily serve as a fourth bedroom. The ground floor benefits from both front and rear access for added convenience. A well-appointed family bathroom and a separate utility room complete the layout.

## OUTSIDE

Outside, the garden mirrors the high standards found throughout the home, thoughtfully designed with multiple spaces for both entertaining and quiet relaxation.

Mainly laid to lawn, the garden enjoys a high degree of privacy, complemented by a generous raised deck—perfectly positioned to capture the breathtaking sea views.

To the front, off-street parking is provided for two vehicles, alongside a garage that offers further parking or the potential for use as a workshop. The property is also impressively energy-efficient, featuring solar panels, an EPC rating of B, and a convenient electric car charging point.

## SERVICES

Mains Water, Electricity, and Drainage.

Mobile Signal - O2 Likely, Three & Vodafone Limited, and EE None (Ofcom). Superfast Broadband Available (Ofcom).

## VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

## DIRECTIONS

From Truro head towards Penzance on the A30. Upon entering the village of Crowlas turn right towards Ludgvan. Continue through the village passing the school on the left hand side and continue up the hill into Ludgvan. Pass through the village and as you leave Bowglas Close will be evident on your right hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>85</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>G</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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