



1, Bowglas Close



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Ludgvan, Penzance, TR20 8HH

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

A modern, reverse level, spacious detached property finished to high standard in a highly sought after village with far reaching coastal views across Mounts Bay.

- Coastal Views
- 3/4 Bedrooms
- Walk in Wardrobe
- Small Garage/Wrokshop
- Freehold
- 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 offers a superb blend of rural 'edge of the village' location with the much desired high quality finished expected with modern living.

The subject of extensive renovation by the current owners the property now benefits from reverse level living with a stunning full width balcony leading off the kitchen/dining area taking in far reaching coast and countryside views.

Approached from the rear parking you enter into a welcoming entrance hallway that opens into the light and spacious open planned well appointed modern kitchen and dining space, off which the balcony leads.

A useful WC and dual aspect lounge complete the first floor accommodation.

The ground floor offers a high degree of flexibility, currently offering three double bedrooms, one of which is en-suite, office room, that could be repurposed to offer an additional bedroom if needed. The ground floor is accessible from both the front and rear if needed. The well appointed family bathroom and separate utility complete the ground floor accommodation .

OUTSIDE

Outside, the garden is finished to the same high standards as the house, with several areas for entertaining or relaxation.

Mainly laid to the lawn the garden offers a high degree of privacy, with a superb addition of a large raised deck to taking in the stunning sea views.

Off street parking is available for two vehicles, with a garage offering additional parking or workshop space if required. The property offers a high level of energy efficiency with solar panels, an EPC rating of B and car charging point for your convenience.

SERVICES

Mains Water, Electricity, and Drainage.

Mobile Signal - O2 Likely, Three & Vodaphone 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) A			
(81-91) B		85	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Approximate Gross Internal Area = 156.2 sq m / 1681.7 sq ft

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1113784)