

Lower Trenowin Farm

Ludgvan, TR20 8BL







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Positioned in a quiet location near the charming hamlet of Ludgvan, this exquisite detached Grade II listed home is a splendid example of character and elegance. With far-reaching views of the sea, St Michaels Mount and the picturesque countryside, this property offers a serene retreat from the hustle and bustle of everyday life. The house boasts two spacious reception rooms and a large orangery, perfect for entertaining guests or enjoying quiet family evenings. With three well-appointed bedrooms, there is ample space for family living or accommodating visitors. The two bathrooms ensure convenience and comfort for all residents. This beautifully presented home retains a wealth of original features, adding to its unique charm and character, with particular attention to the Inglenook fireplace. The well-manicured gardens provide a delightful outdoor space, ideal for relaxation or al fresco dining. Additionally, the property offers off-road parking for up to four vehicles, along with a garage, ensuring that parking is never a concern. Situated in a peaceful location, this property is perfect for those seeking a tranquil lifestyle while still being within easy reach of local amenities. This home is not just a place to live; it is a sanctuary that combines historical significance with modern comforts. Do not miss the opportunity to make this remarkable property your own.



The Mather Partnership, Offices in Helston & Hayle
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Guide price - £750,000

Location

Ludgvan is a peaceful village in Cornwall, nestled between Penzance and St Ives. Surrounded by rolling hills and offering stunning countryside views, it's a tranquil escape with a rich history. The 13th-century St. Paul's Church stands as a testament to the village's heritage, while its cobbled streets and stone cottages add to the charm. Though small, Ludgvan is perfectly located for exploring Cornwall's coast and countryside, offering the best of both worlds in a serene, welcoming setting.

Accommodation

GROUND FLOOR

Entrance hall
Kitchen
Dining room
Orangery/Conservatory
Living room
Study/Bedroom

FIRST FLOOR

Bedroom
Bedroom
Bedroom
En-suite
Bathroom

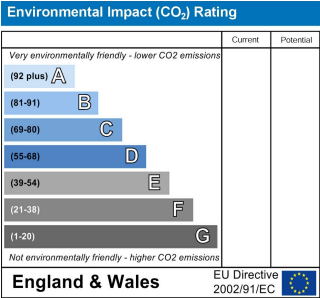
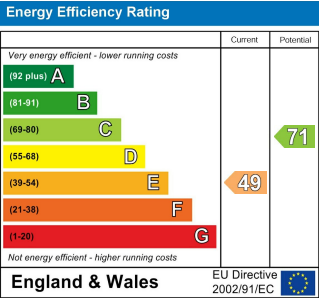
Outside

The property benefits from wonderfully presented gardens, with the front garden providing incredible sea views over the surrounding coast and St Michaels Mount. Manicured lawn with stone wall boundaries, mature trees and bushes, and a range of flowers. To the rear garden is a well presented area comprising lawn, mature boundaries, timber summer house and mature trees.

Garage and parking

The property benefits from off road parking for up to 4 vehicles, with an electric vehicle charging point, located in the gravel driveway. There is a garage in a block of 2 providing useful storage space or workshop, located just across the driveway.





Services

Mains water and electricity. Oil fired central heating. Septic tank drainage shared with two neighbouring properties. Freehold tenure.

Agents note

Our client has informed us that they own the track from the road and the neighbouring properties have a right of access over it. Their ownership of this lane finishes just after the neighbouring property "Lower Trenowin Barn".

Council Tax Band- F**What3Words**

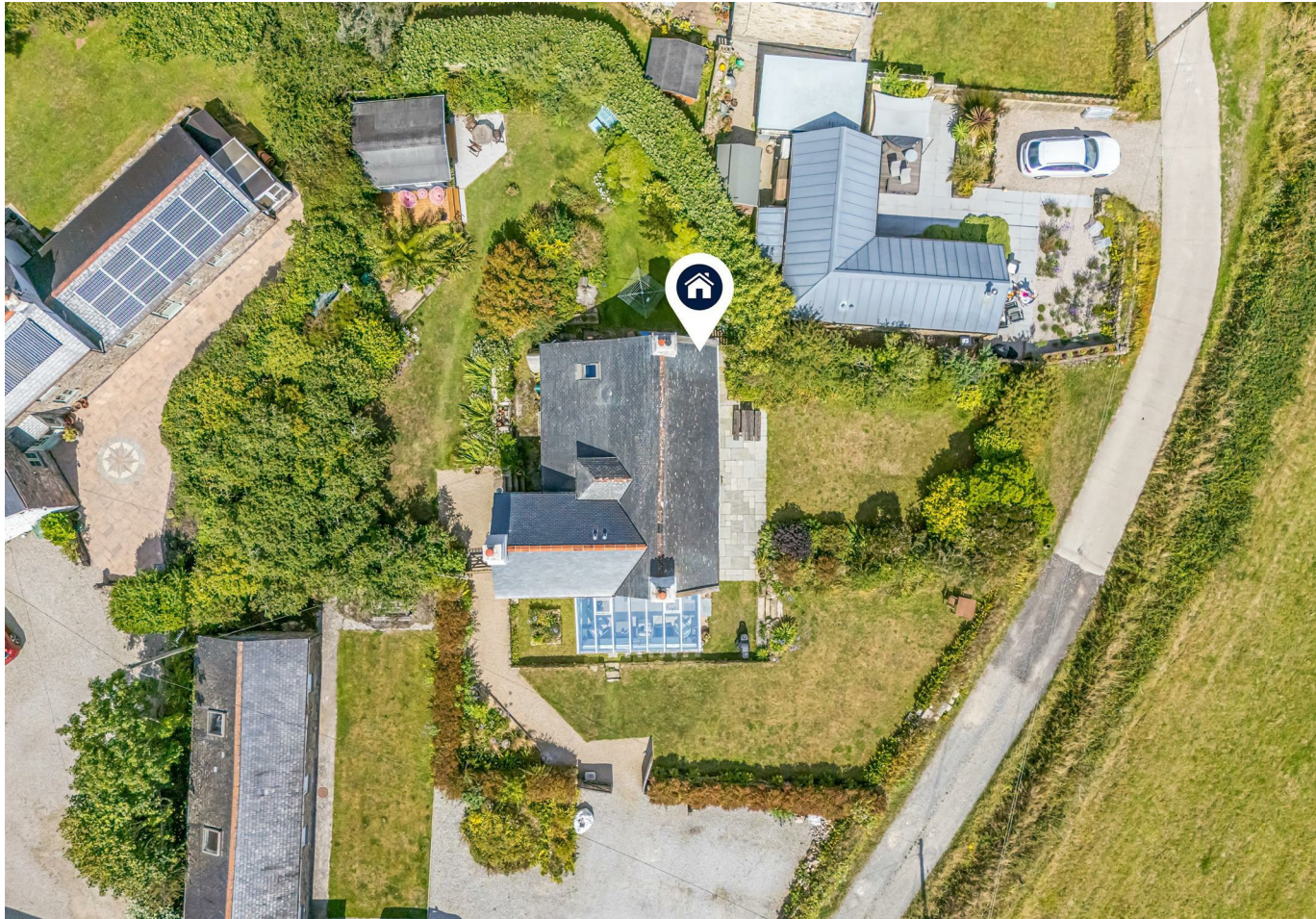
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Anti Money Laundering Regulations – Purchasers

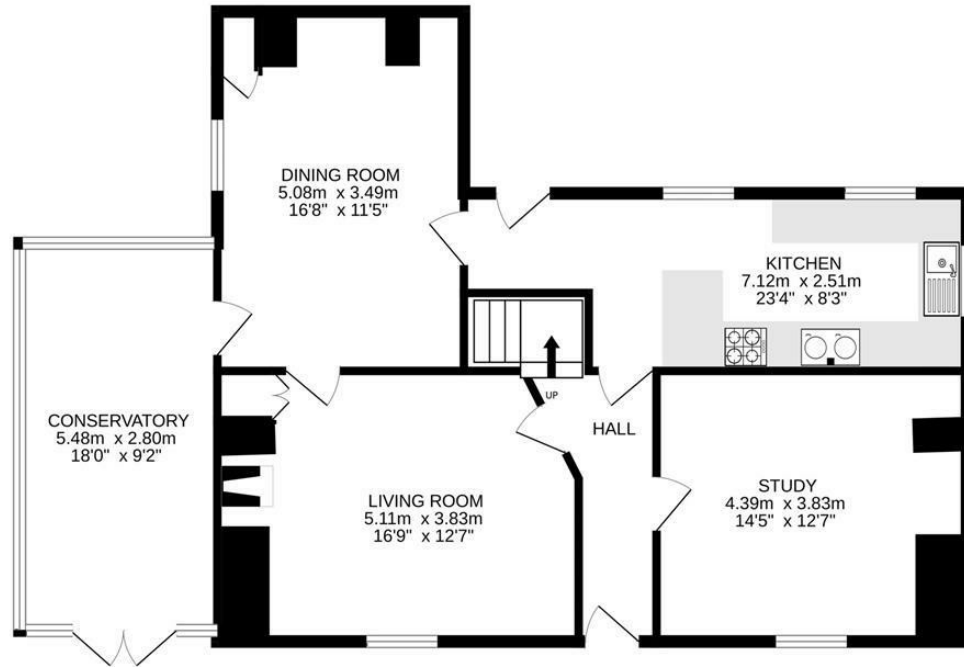
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

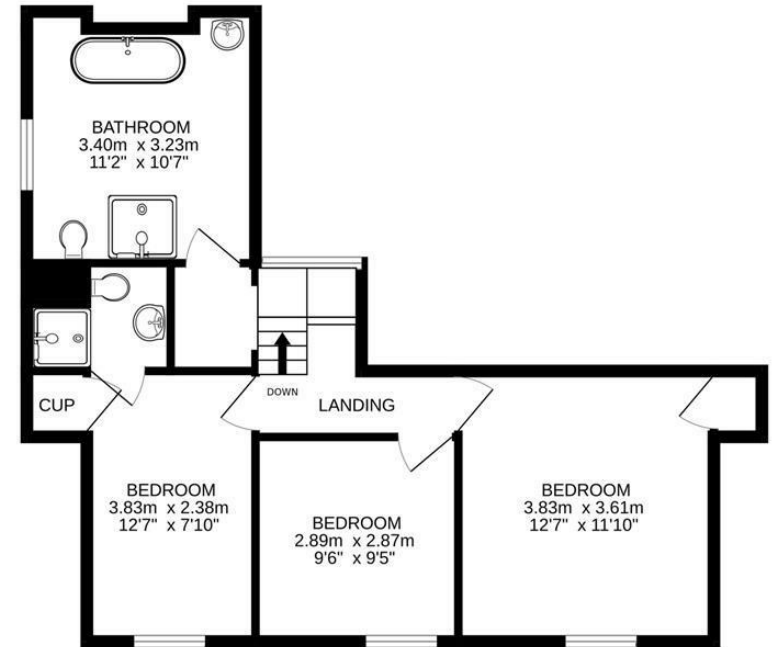
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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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