



Mordros







Mordros

Ludgvan, Penzance, Cornwall, TR20 8BL

South Coast 2 Miles, North Coast 5 Miles

Beautifully situated detached family home featuring versatile living space, an adjoining paddock, and stunning panoramic countryside and coastal views.

- Detached Family Home
- Circa 2 Acres
- Countryside & Coastal Views
- Ancillary Accommodation
- Freehold
- 4/5 Bedrooms
- Rural Position
- Flexible Accommodation
- Substantial Property
- Council Tax Band E



Guide Price £850,000

Stags West Cornwall

61 Lemon Street, Truro, Cornwall, TR1 2PE

01736 223222 | westcornwall@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Ludgvan is a sought-after village with a vibrant community, centred around its highly regarded primary school, welcoming local pub, and active cricket and football teams. Located approximately four miles northeast of Penzance—a historic harbour town overlooking Mount's Bay—Ludgvan enjoys close proximity to the main commercial hub of the Land's End peninsula. Penzance offers a comprehensive range of amenities, including shops, supermarkets, and both state and private schooling options.

Just two miles to the south lies the historic coastal town of Marazion, best known as the gateway to the iconic St Michael's Mount. Accessible via a causeway at low tide once used by pilgrims, the island features a castle still occupied by the St Aubyn family, with its house, gardens, and grounds open to the public. Marazion is also a popular destination for watersports enthusiasts, offering activities such as windsurfing, kite surfing, and sailing. The sandy beach is ideal for safe swimming, and nearby, an RSPB reserve attracts nature lovers and birdwatchers.

The surrounding area is rich in scenic walking routes, including access to the renowned South West Coast Path. The picturesque harbour town of St Ives, famed for its art scene and golden beaches, is just six miles to the north.

THE PROPERTY

Upon entering the property, you are welcomed by a spacious and inviting entrance hall that offers access to all the principal ground floor rooms, setting the tone for the generous and well-considered layout throughout the home.

One of the standout features of Mordros is its beautifully presented dual-aspect living room. This character-filled space boasts exposed timber beams, charming natural stone walls, and elegant French doors that flood the room with light. These doors lead out to a sun-drenched, south-facing terrace, providing a seamless connection to the rear garden and revealing breathtaking, far-reaching views across the rolling countryside, stretching down to the coastline. From this elevated position, the outlook encompasses a truly panoramic scene—from lush green fields to the sparkling waters of Mount's Bay.

Adjacent to the living room is a cosy snug or study—an intimate space that offers flexibility to suit your lifestyle. Whether used as a quiet reading nook, home office, or an additional ground-floor bedroom, it adds valuable versatility to the property.

To the rear of the house lies a stunning triple-aspect kitchen and dining room, perfect for modern family living and entertaining. This impressive space combines rustic warmth with contemporary style, featuring a recently installed Shaker-style kitchen fitted with high-quality quartz worktops. Ample room for a dining table makes it the ideal gathering space for family meals or hosting guests, all while enjoying the scenic outlooks towards the surrounding countryside and distant coastline.

Completing the ground floor is a well-appointed family bathroom, featuring a full-size bath—ideal for both relaxation and everyday convenience. In addition, a practical utility room provides space for laundry and household essentials, while a rear porch offers useful storage and direct access to the garden, making day-to-day living both functional and effortless.





Upstairs, the home continues to impress with four generously proportioned double bedrooms. Three of these rooms are particularly spacious and benefit from striking views of the coastline or rolling countryside. The principal bedroom offers a luxurious retreat, complete with built-in wardrobes and ample space for further freestanding furniture. The first-floor bathroom is equally well-appointed, featuring both a separate walk-in shower and bathtub. Finished with stylish, modern tiling, it offers a tranquil space to relax and unwind.

THE CABIN

To the rear of the property, a detached chalet provides additional flexibility, serving perfectly as a home office, creative studio, guest accommodation, or ancillary living space—offering a valuable extension to the main residence and ideal for modern multi-purpose living.

OUTSIDE

Set within approximately 1.95 acres, Mordros enjoys an exceptional plot that combines beautifully landscaped gardens with level, usable land—ideal for both relaxation and equestrian pursuits. The property includes a block of two well-proportioned stables, alongside a secure, enclosed paddock.. With a network of safely accessible bridleways across the surrounding countryside, this home offers superb equestrian potential in a truly idyllic setting.

The private, enclosed rear garden is a particular highlight. Bordered by traditional Cornish stone walls and mature hedging, it enjoys a sunny, south-facing aspect. A generous patio extends seamlessly from the house into a broad expanse of lawn, framed by captivating, far-reaching views across the surrounding countryside. At the far end of the garden, a sheltered sun terrace has been thoughtfully created to catch the afternoon light—an ideal spot for alfresco dining or quiet relaxation. To the front of the property, a large gravelled driveway provides ample parking for multiple vehicles, complemented by a garage, a neatly lawned garden, and well-stocked planted borders. The driveway continues as a hardstanding area leading toward the stables and paddock, offering convenient vehicle access.

Additional outbuildings further enhance the property's versatility, including a separate tack room and a charming timber cabin, fully equipped with power, lighting, and double glazing.

SERVICES

Mains Water, Electricity, and Private Drainage (Septic Tank). Ultrafast Broadband Available - Ofcom. Mobile Signal - EE, O2, Three & Vodafone Good - Ofcom.

VIEWINGS

Strictly and only by prior appointment with Stags West Cornwall on 01736 223222

DIRECTIONS

From the A30 at Crowlas, take the turning signposted Ludgvan (B3309). Continue for a short distance before turning right at the sign for Vellanoweth. Follow this lane for approximately one mile, and Mordros will be visible on the right-hand side. For precise navigation, use What3words: [///countries.tripling.dress](https://www.what3words.com/#!/en/@@@countries.tripling.dress)

Approximate Gross Internal Area = 188 sq m / 2027 sq ft
 Garage = 18 sq m / 191 sq ft
 Stables / Cabin = 51 sq m / 547 sq ft
 Total = 257 sq m / 2765 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1228702)



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		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



