



ROHRS & ROWE



Landithy Farmhouse  
Bellair Road  
Madron  
Penzance  
TR20 8SP

- Charming restored period residence
- Broad entrance hallway
- Generous sitting room
- Dining room overlooking garden
- Well appointed kitchen
- Characterful study
- Master bedroom
- Guest bedroom
- Three further bedrooms
- Generous family bathroom
- Ground floor shower room
- Enclosed front garden
- Rear garden with broad terrace
- Outdoor kitchen/ entertaining area
- Separate Studio
- EPC D
- Council Tax Band F



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**A BEAUTIFULLY RENOVATED PERIOD HOME PROVIDING GENEROUS AND VERSATILE ACCOMMODATION, INCLUDING THREE RECEPTION ROOMS AND FIVE BEDROOMS, COMPLEMENTED BY A SEPARATE STUDIO AND ENJOYING SUPERB VIEWS TOWARDS MOUNT'S BAY**



## PROPERTY

Landithy Farmhouse is a beautifully restored, historic home of great character, believed to date back over 200 years and built on the site of a former medieval manor house. Set in the heart of this sought-after village, the property retains remarkable heritage features, including a striking granite entrance thought to be around 600 years old.

An impressive entrance hall with oak flooring leads to three elegant reception rooms, including a fine sitting room overlooking the garden, a gorgeous dining room with stunning fireplace, and a charming study perfect for working from home. Alternatively this room would be ideal as an additional bedroom or for a disabled relative as there is opposite a ground floor shower room and easy access to all of the ground floor areas.

The kitchen is bright and airy and well appointed and also perfectly positioned for modern living, opening to the rear garden and ideal for entertaining family and guests.

Upstairs are five well-proportioned bedrooms, many enjoying countryside views towards St Michael's Mount and the bay, together with a stylishly finished family bathroom. In addition there is a spacious studio that was formerly set out as an annexe making a perfect hobbies area or another space to work from home.

The gardens have been beautifully landscaped, with a private walled front lawn and superb rear terraces designed for entertaining, complete with porcelain paving, outdoor kitchen and bar area with a broad expanse of lawn.









**ST MICHAELS MOUNT**



**MOUSEHOLE**



**ST IVES**



**SENNEN**

**LOCATION**

Landithy Farmhouse is situated in a peaceful location in the centre of this popular village, close to the attractive town of Penzance. The location offers a very peaceful setting with beautiful rural views and out over Mounts Bay

Penzance is a charming coastal town on the south-facing shores of Mount's Bay, with views dominated by the iconic St Michael's Mount. Ferries run regularly to the Isles of Scilly and the town offers a good range of shops, cafés and restaurants all set in fine Georgian architecture. Nearby is the fishing port of Newlyn, renowned for its school of art, while the picturesque village of Mousehole lies just beyond. St Ives, one of Cornwall's most popular destinations, is also within easy reach, known for its specialist shops, the Tate Gallery, and excellent restaurants.

**DISTANCES**

Penzance 1.5 Miles • Newlyn 3 Miles • Mousehole 4.5 Miles • Marion 6 Miles • St Ives: 8.2 Miles • Sennen 9.5 Miles • Falmouth: 27 Miles • Truro 29 Miles • Newquay Airport: 42 Miles





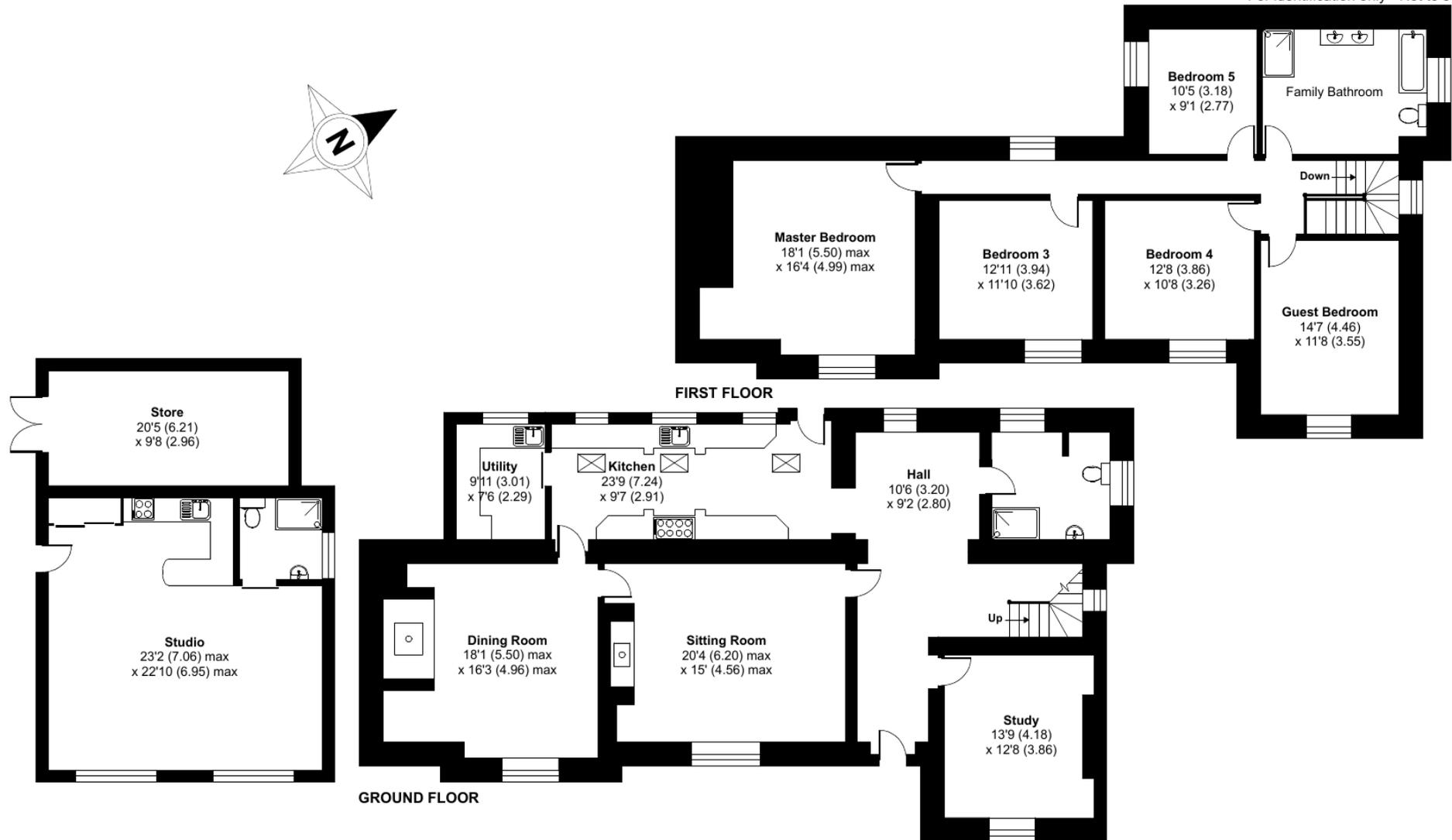
# Bellair Road, Madron, Penzance, TR20 8SP

Approximate Area = 2789 sq ft / 259 sq m

Outbuilding = 745 sq ft / 69.2 sq m

Total = 3534 sq ft / 328.3 sq m

For identification only - Not to scale





**Services:** Mains water, electricity & drainage. Gas central heating & hot water.

**Directions:** What3Words:banks.engine.galaxy

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