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## Landithy Farmhouse Bellair Road, Madron, Penzance, TR20 8SP

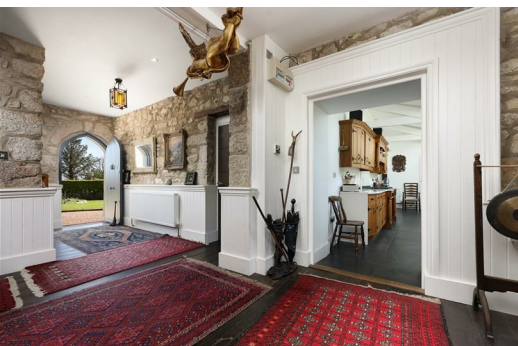
Guide price £1,100,000

A beautifully restored period home of considerable character, offering generous and versatile accommodation including three reception rooms and five bedrooms, together with a separate studio and attractive views towards Mount's Bay. Believed to date back more than 200 years and occupying the site of a former medieval manor house, the house combines historic interest with well-balanced family accommodation in the heart of this sought-after village.

The property retains a number of notable heritage features, including a striking granite entrance believed to date back around 600 years. An impressive entrance hall with oak flooring provides a welcoming introduction to the house and leads through to three elegant reception rooms. These include a fine sitting room overlooking the garden, a formal dining room with fireplace, and a characterful study which could also serve as an additional bedroom if required. A ground floor shower room positioned opposite adds further flexibility and makes this arrangement particularly well suited to guests or multi-generational living.

The kitchen is bright, airy and well appointed, arranged to suit modern living and opening directly to the rear garden, making it an excellent space for both day-to-day family life and entertaining. Upstairs, there are five well-proportioned bedrooms, many of which enjoy countryside views towards St Michael's Mount and Mount's Bay, together with a stylishly finished family bathroom.

In addition, there is a spacious detached studio which has formerly been used as an annexe and now provides excellent flexibility as a hobbies room, home office or creative workspace. The gardens have been thoughtfully landscaped and include a private walled front lawn together with superb rear terraces designed for entertaining, complete with porcelain paving, an outdoor kitchen, bar area and a broad expanse of lawn.



## Location

Landithy Farmhouse enjoys a peaceful setting in the centre of this popular village, close to Penzance and with attractive rural views towards Mount's Bay.

Penzance lies on the south-facing shores of Mount's Bay, with views dominated by St Michael's Mount, and offers a good range of shops, cafés and restaurants set amongst attractive Georgian architecture. Ferries also run regularly from the town to the Isles of Scilly. Nearby Newlyn is well known for its fishing harbour and artistic heritage, while the picturesque village of Mousehole lies just beyond. St Ives is also within easy reach, offering specialist shops, galleries and restaurants.

## Distances

Penzance 1.5 miles | Newlyn 3 miles | Mousehole 4.5 miles | Marazion 6 miles | St Ives 8.2 miles | Sennen 9.5 miles | Falmouth 27 miles | Truro 29 miles | Newquay Airport 42 miles



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Best: A+ (15 kWh/m <sup>2</sup> per year heating costs)			
A+	B	A+	A
A	C	A	B
B	D	B	C
C	E	C	D
D	F	D	E
E	G	E	F
F	G	F	G
G		G	
Worst: G (45 kWh/m <sup>2</sup> per year heating costs)			
Maximum possible energy saving: 100%			
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating			
Best: A+ (15 kWh/m <sup>2</sup> per year CO <sub>2</sub> emissions)			
A+	A	A+	A
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	
Worst: G (45 kWh/m <sup>2</sup> per year CO <sub>2</sub> emissions)			
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