



£215,000 Guide Price

Brea Cottage Ludgvan

Terraced House | 2 Bedrooms | 1 Bathroom

07751 768888 or 01736

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Step Inside

Key Features

- NO ONWARD CHAIN
- 2 DOUBLE BEDROOMS
- LIVING ROOM WITH INSET WOOD BURNER
- GROUND FLOOR SHOWER ROOM
- CONSERVATORY/DINING ROOM
- PRETTY REAR GARDEN BACKING ONTO OPEN FIELDS
- DECKED & ENCLOSED TERRACE TO THE FRONT
- COUNCIL TAX BAND B
- EPC RATING E
- TENURE - FREEHOLD

Main Particulars

This attractive character cottage is located in the historic parish of Ludgvan close to Penzance in West Cornwall.

With a good-sized living room, kitchen, bathroom and the bonus of a conservatory/dining room looking out to the rear garden on the ground floor. 2 double bedrooms. The cottage has ample outside space with a terrace to the front and a pretty rear garden looking out onto open fields.

This chain free cottage is delightful, ideal as a home or lovely holiday let, within easy reach of local amenities and transport links and needs to be seen to appreciate its character and charm

THE PROPERTY

Steps up to the front of the cottage from the road with a pedestrian gate opening to the decked terrace and access to the half glazed upvc front door opening into

LIVING ROOM

4.34m x 3.45m (14'2" x 11'3")

Double-glazed window to front to the front aspect with deep window sill, attractive wood panelling. Fireplace with wood mantel, tiled surround and hearth and an inset wood burner. Alcoves to either side with shelving. Parquet flooring.

Half glazed period stripped wood door to

KITCHEN

4.37m x 2.54m(14'3" x 8'3")

Double-glazed window, with deep sill, looking into the conservatory. Attractive exposed stone to one wall. Range of base and wall mounted cupboards with a drawer and worktop over. Belfast sink with mixer tap over, tiled splashback, space and plumbing for dishwasher and washing machine. Space for electric cooker with extractor over. Space for tumble dryer. Large understairs cupboard – ideal for the Hoover or ironing board and larder. Wood floor.

Opening into

REAR PORCH

1.22m x 1.4m (4' x 4'5")

Space for fridge freezer. Cupboard housing watertank with over-head storage. Tiled floor.

Door to

BATHROOM

1.96m x 1.88m (6'4" x 6'1")

Opaque double-glazed window to the side aspect. Stainless steel heated towel rail. Bath, fully tiled surround, with handheld shower attachment and electric Mira Sprint shower over, folding shower screen. Pedestal wash hand basin and close coupled w.c. Tiled floor,

Half double-glazed door from porch into

CONSERVATORY/DINING ROOM

3.28m x 1.88m (10'7" x 6'1")

Double-glazed (partially opaque) windows to the side aspect, with a double-glazed roof. Double-glazed French doors with a double-glazed side panel and window out to the pretty rear garden.

Stairs from the kitchen to the first floor.

BEDROOM

4.4m x 3.45m (14'4" x 11'3")

Double-glazed window to the front aspect with far-reaching views and deep window sill. Access to roof space. Carpet.

BEDROOM 2

3.43m x 2.3m (11'2" x 7'5")

Double-glazed window to the rear aspect with pretty views out to the rural views beyond the garden. Carpet.

OUTSIDE

FRONT DECK/TERRACE

To the front of the cottage there is a lovely raised decked enclosed terrace with a hedge and low boundary wall, and an ideal spot to sit and catch the sun.

REAR GARDEN

Accessed from the conservatory the rear garden is lovely and manageable. A patio from the back of the house leads on to the lawn with small, planted flower beds and a hedge/fence to the boundaries, and it backs onto beautiful open rolling countryside.

There is an outside tap at the back of the cottage.

AGENTS NOTES

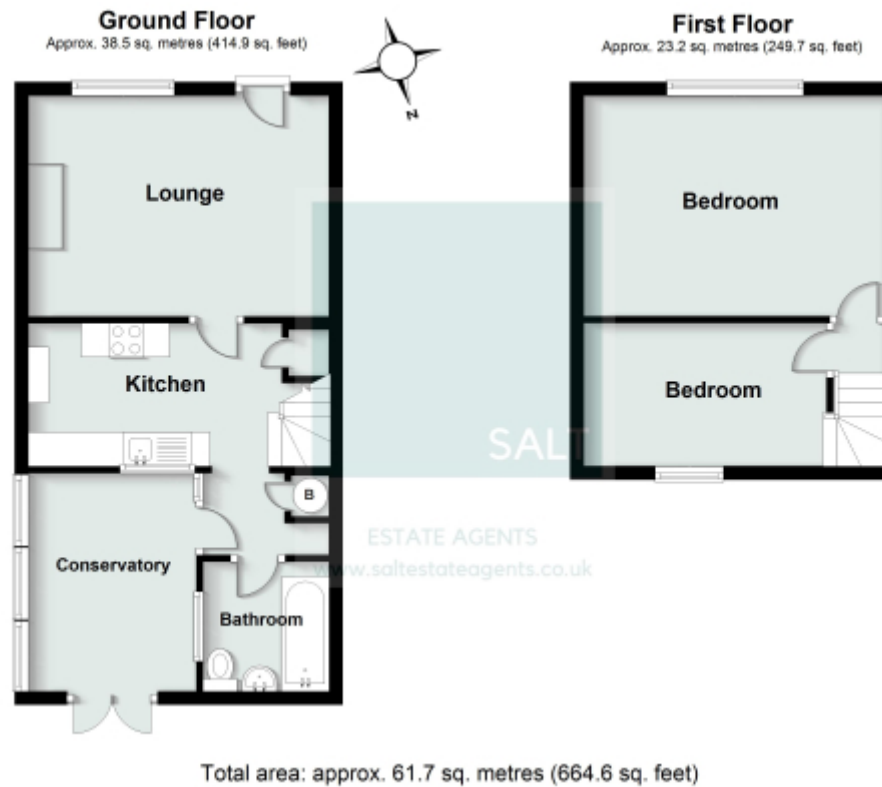
The property is to be sold with no forward chain.

Council Tax

Band B**Services****Mains water and drainage, electric.****DETAILS DISCLAIMER**

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Salt Estate Agents have not tested any services, appliances, or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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